

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 18, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford,  
Gerard, Harcourt, Kennedy,  
Marzari, Puil and Rankin.

ABSENT: Alderman Gibson.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Roy Bell of the First Baptist Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from Brock School, Vancouver, under the direction of their teacher, Mrs. Williams.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Ford  
SECONDED by Ald. Bellamy

THAT the minutes of the following meetings be approved:

Regular Council (except the 'In Camera' portion)  
dated October 4, 1977.

Special Council (Court of Revision) dated October 4, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford  
SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

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REPORT REFERENCE

Bill 31 Regarding Changes in Real  
Property Assessment & Taxation

The Council received a report reference from the Area Assessor, Mr. H. Urquhart concerning the changes in real property assessment as a result of the Provincial Government's Bill 31. Mr. Urquhart circulated a copy of the Order in Council and gave a history of the matter, the general provisions, and a brief description of the options.

The Director of Finance also spoke to this subject and referred to the City Manager's report dated October 4, 1977, wherein the Director of Finance provided additional information to that contained in a report submitted to the Standing Committee on Finance and Administration on September 15, 1977. The Director of Finance summarized the position by recommending that Council choose Option "A" for the calculation of assessed values for general purposes for 1978, and direct the Director of Legal Services to prepare the necessary by-law. The City Manager concurred with this approval and noted that this is, in fact, the same option that the Provincial Government has chosen for school assessment purposes.

Following various questions put to both officials, it was

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in his report of October 4, 1977, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT the Director of Legal Services report to Council on an appropriate Charter amendment to permit exemptions of the Annual Rental Value Assessment for Business Tax purposes.

- (lost - tie vote)

(Ald. Bellamy, Brown, Harcourt, Marzari & Rankin opposed)

MOVED by Ald. Ford

THAT consideration of the foregoing motion by Alderman Kennedy be deferred.

- LOST

(Ald. Bellamy, Brown, Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Kennedy was put and LOST.

VI. Report of Standing Committee  
on Planning & Development.  
(October 6, 1977)

Granville Island Redevelopment Plan  
(Clause 1)

The Council then considered the above matter and in this regard received a delegation from Mr. K. Ganong, representing the Granville Island Trustees. In expressing the Trustees' preference for alternative 4, which was detailed in the City Manager's report of October 5, 1977, he stated that the organization is prepared to sponsor a Public Information Meeting. It was also stated that the Park Board's Director of Planning has agreed to the modification of the Open Areas proposed and it will be considered by the Park Board at its next regular meeting.

Cont'd.....

STANDING COMMITTEE REPORT (Cont'd.).

## Granville Island Redevelopment Plan (Cont'd)

MOVED by Ald. Harcourt

THAT recommendation 'A' of the Committee, as contained in this clause, be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, and the Mayor opposed)

MOVED by Ald. Harcourt

THAT Alternative 4, as contained in the City Manager's report of October 5, 1977, be approved, with the exception that Public Information Meeting(s) will be held, as agreed to by the Granville Island Trustees.

- CARRIED

(Ald. Marzari, Puil and Rankin opposed)

After noting a letter dated October 14, received from the Granville Island Trust, it was

MOVED by Ald. Puil

THAT recommendations B. C. D, E and F, be deferred pending a review and report by the Director of Planning on the letter received this day from the Granville Island Trustees.

- CARRIED

(Ald. Brown, Ford and Kennedy opposed)

COMMUNICATIONS OR PETITIONS

Request for Deferral of  
Decision on Block 130. Jericho/Locarno Area

The Council noted a letter dated October 12, 1977 from the Park Board wherein the Board requested Council to defer making any decision regarding Block 130 in the Jericho/Locarno area, for one month until the Park Board has had time to consider the issue and report to Council. The Board requested this deferment as it was agreed that an overall assessment must be made of the Jericho/Locarno waterfront to ensure good park and recreation planning for the future. The letter referred to a report from the Planning and Development Committee, dated September 29, 1977, which is before Council this day and on which a number of delegations are to be heard.

MOVED by Ald. Harcourt

THAT this matter be deferred for one month.

- LOST

(Ald. Brown, Ford, Kennedy, Marzari, Puil and Rankin opposed)

The Council recessed at 4.40 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5.00 p.m.

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DELEGATIONS

1. Rezoning Application -  
5178-5188 Moss Street  
5239-5255 Fairmont Street.

Council on June 28, 1977, deferred consideration of the above mentioned clause in the Manager's Report (Building & Planning) dated June 24, 1977, pending the hearing of a delegation from the applicant's lawyer.

At that time the City Manager had recommended approval of the Director of Planning's recommendation not to approve the rezoning. Subsequent to this approval the City Manager now wishes to advise Council:

"Since I submitted the above report, Council approved the creation of an Economic Development Office and expressed interest in encouraging the retention and growth of blue collar employment in the City.

This is one argument in favour of the application to rezone.

Furthermore, the intrusion of the proposed rezoning into residential areas is minimized by the existence of a large Canada Dry plant on one side and by two company-owned houses serving as buffer to the rear.

Consequently, the City Manager now submits for Council's CONSIDERATION whether or not to send the application to a public hearing."

Mr. Baker, representing the applicant then addressed Council requesting that the matter be referred to a Public Hearing.

MOVED by Ald. Kennedy

THAT the rezoning application by Mr. N. Ginder of Best Lumber and Supplies Ltd., to rezone 5178-5188 Moss Street and 5239-5255 Fairmont Street from RS-1 One Family Dwelling District to C-2 Commercial District for the purpose described in the Manager's Report of June 24, 1977, be referred to a Public Hearing.

- CARRIED

(Ald. Marzari, Puil and Rankin opposed)

It was agreed to defer consideration of the following, pending the hearing of delegations this evening:

2. Hardship Cases.  
 3. Jericho/Locarno Area Planning: Lease of City-owned Lands in Block 130.

COMMUNICATIONS & PETITIONS (Cont'd.)

Provincial Grant - Archives

In a letter dated October 13, 1977, the City Clerk advised that the City Archives' application for a grant from the B.C. Museums and Archives Development Fund has been approved in the amount of \$7,500. The money will be applied to update the photographic section to make it more accessible to the public.

The City Clerk requested that Council forward a letter of appreciation to the Deputy Premier, The Hon. Grace McCarthy.

MOVED by Ald. Kennedy

THAT a letter of appreciation be forwarded as suggested by the City Clerk.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (Cont'd)

Review of Regional Plan  
for the Lower Mainland.

The Council noted a letter dated October 4, 1977, from the Chairman of the Greater Vancouver Regional District Planning Committee, concerning a review of the Official Regional Plan. The Council was asked to meet with Consultants and Staff appointed, some time between October 25th and November 18th 1977.

MOVED by Ald. Kennedy

THAT the request be granted and a suitable time and date be arranged.

- CARRIED UNANIMOUSLY

C.U.P.E. National Convention  
- Grant Request

A letter was received from the Secretary of the B.C. Division of the Canadian Union of Public Employees, noting that Council previously had turned down its request for a contribution of \$5,000 towards the Organization's Annual Convention. The Organization requested that Council reconsider the matter and provide some form of financial recognition towards the Convention.

MOVED by Ald. Puil

THAT the aforementioned letter be received.

- CARRIED UNANIMOUSLY

Rezoning Application:  
71st Avenue & S.W. Marine Drive.

Council noted a letter from Community Builders Limited asking that Council reconsider its decision of October 4, 1977 wherein a request to submit a rezoning application for 71st Avenue and S.W. Marine Drive to a Public Hearing was not approved. The letter referred to the question of an area plan for Marpole which is referred to in a report of the City Manager dated October 11, 1977, which will be considered by Council later this day. Because of the Company's interest in the area, it requested permission to appear as a delegation on this whole topic.

MOVED by Ald. Harcourt

THAT the communication be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT the delegation request be granted.

- LOST (tie-vote)

(Ald. Bellamy, Harcourt, Marzari, Puil and Rankin opposed)

Dog Carcasses from Veterinary Establishments

A letter dated October 17, 1977, from the Vancouver Municipal and Regional Employees Union was noted concerning dog carcasses from veterinary establishments, which is the subject of a report from the Community Services Committee later this day. The Union, and Dr.R. Mears on behalf of the Vancouver Academy of Veterinary Medicine both wished to appear before Council as delegations.

MOVED by Ald. Rankin

THAT this matter, including the pertinent clause in the Community Services Committee's report, be referred back to the Committee for further consideration, and the hearing of the delegations.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS.

A. CITY MANAGER'S  
GENERAL REPORT  
OCTOBER 14, 1977.

Works & Utility Matters  
(October 14, 1977)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. Closure of North Side 19th Avenue,  
East of Sophia Street.
- Cl. 2. Closure of South Side of 6th Avenue,  
East of Ontario Street.
- Cl. 3.a. Reallocation of 1977 Sewers Capital Budget Funds.  
b. Advance Approval of 1978 Sewers Capital Budget Funds.
- Cl. 4. Proposed B.C. Hydro Lighting Attached to  
Georgia Viaduct.

Clauses 1 - 4 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters  
(October 14, 1977)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Mountain View Cemetery - Ninth Renovation.
- Cl. 2. Development Permit Application Fees  
Non-Profit Societies.

Mountain View Cemetery -  
Ninth Renovation

MOVED by Ald. Brown

THAT this item be deferred pending a report reference from the Medical Health Officer.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Alderman Ford left the meeting to attend to other Civic business.

Development Permit Application Fees  
Non-Profit Societies.  
(Clause 2)

MOVED by

THAT the recommendations of the Director of Social Planning as contained in this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters  
October 14, 1977)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Hardship Cases.
- Cl. 2. Conservation Work at City Archives.
- Cl. 3. Federal Building - Block 56.
- Cl. 4. 7375 Blenheim Street. D.P.A. No. 78864 & 7077 Carnarvon Street, D.P.A. No. 78466.
- Cl. 5. Shell Canada Limited, Gasoline Service Stations 2480 West 41st Avenue and 3685 East Hastings St.
- Cl. 6. City Hall Space Requirements - Planning Department, Third Floor, East Wing.

Clauses 1, 2 and 4.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

Federal Building - Block 56  
(Clause 3)

Prior to consideration of this clause, the Council was advised that the architect for the Federal Government project has requested that this clause be deferred for three weeks.

MOVED by Ald. Puil

THAT consideration of this clause in the report be deferred for three weeks as requested.

- CARRIED UNANIMOUSLY

Shell Canada Limited, Gasoline Service  
Stations - 2480 West 41st Avenue and  
3685 East Hastings Street.  
(Clause 5.)

MOVED by Ald. Puil

THAT the request by Shell Canada Limited that self-serve license privileges be transferred from the gasoline service station at 3685 Hastings Street to 2480 West 41st Avenue, be denied.

- (carried)

(Ald. Bellamy and Brown opposed)

MOVED by Ald. Gerard

THAT this clause be deferred and the Director of Planning be requested to submit a report on a review of the self-serve gas license guidelines for the consideration of Council.

- LOST

(Ald. Brown, Harcourt, Kennedy, Marzari, Puil  
Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Puil was put and CARRIED.

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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

City Hall Space Requirements:  
Planning Department Third Floor  
East Wing.  
(Clause 6)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(October 14, 1977)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Main Street Merchants Fair.
- Cl. 2. Heating & Cooling - No. 1. Firehall.

Main Street Merchants Fair  
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the City Manager as contained in this clause be approved and the Liquor Control and Licensing Branch of the Provincial Government be advised that Council has no objection to the issuance of a liquor license for this event.

- CARRIED UNANIMOUSLY

Heating and Cooling -  
No. 1. Firehall  
(Clause 2)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(October 14, 1977)

The Council considered this report, which contains five clauses, identified as follows:

- Cl. 1. Young Canada Works, Canada Works Project and Provincial Youth Employment Program.
- Cl. 2. Establishment of One (1) Additional Community Health Nurse Position - Health Department.
- Cl. 3. Grant Request of the Y.M.C.A. for Langara Property.
- Cl. 4. 1977 Operating Budget Contingency Reserve, Requirement for Additional Funding.
- Cl. 5. Police Communications Centre Staffing.

Clauses 1 & 2.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

### Picture Matters (Cont'd)

Grant Request of the Y.M.C.A.  
for Langara Property  
(Clause 3)

MOVED by Ald. Brown

THAT this clause be deferred and the Y.M.C.A. provide relevant information to the City Manager for Council, including membership details, reasons for time delays and further explanation of unanticipated expenditures.

**- CARRIED UNANIMOUSLY**

1977 Operating Budget Contingency Reserve, Requirements for Additional Funding.  
(Clause 4)

MOVED by Ald. Harcourt.

MOVED by A. J. Harcourt  
THAT the recommendation of the City Manager, as contained  
in this clause, be approved.

**- CARRIED UNANIMOUSLY**

At this point in the proceedings, Alderman Gerard left the Meeting.

## Police Communications Centre Staffing (Clause 5)

In considering this clause, the Council received further information from Mr. Ken Cocke from the Vancouver Police Department.

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(October 14, 1977)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Sale of Property - East Side 1400 Block  
Clark Drive.
- Cl. 2. Burrard Street Widening: 1917-1945  
Burrard Street.
- Cl. 3. Anavets Senior Citizens' Housing Society.

Sale of Property - East Side  
1400 Block Clark Drive.  
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Burrard Street Widening:  
1917-1945 Burrard Street.  
(Clause 2)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S & OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Anavets Senior Citizens' Housing Society (Clause 3)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in the clause, be approved.

- CARRIED

(Alderman Puil opposed)

Staffing - Marpole Local Area Planning Program

Prior to considering a Manager's report dated October 11, 1977, on Staffing - Marpole Local Area Planning Program, Council was advised that Mr. Elgin Ruddell wished to appear as a delegation on this matter.

MOVED by Ald. Rankin

THAT the delegation request be granted and, therefore, consideration of this report be deferred.

- CARRIED UNANIMOUSLY

Former C.P.R. Right-of-Way between Arbutus & Chestnut Streets

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause be approved after adding the following as a condition to recommendation 2:

'(iv) That the owner submit a satisfactory undertaking to Council in writing to give the City \$27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.'

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy (in amendment)

THAT the above-mentioned condition (iv) be deleted.

- LOST

(Ald. Bellamy, Brown, Harcourt, Kennedy, Marzari, Puil and Rankin opposed)

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt

THAT when the amending By-law is enacted, City Council resolve to undertake the undergrounding of the B.C. Hydro Line on Creelman Avenue from Chestnut Street to Arbutus Street subject to acceptance of the project by the Province under the "Power and Telephone Line Beautification Fund Act".

- CARRIED UNANIMOUSLY

The Council recessed at 6.05 p.m. to reconvene in the Council Chamber at 7.30 p.m.

The Council, in Committee of the Whole, reconvened in the Council Chamber at 7:30 p.m. with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford,  
Harcourt, Kennedy,  
Marzari, Puil and Rankin

ABSENT: Alderman Gerard.  
Alderman Gibson.

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (Cont'd)

Hardship Cases

The following appeared before Council this evening to appeal the decision of the Hardship Committee with respect to their applications. Council also considered the relevant Manager's report in each case:

Mr. Greg Nikas - 3621 West 18th Avenue.

Mr. Nikas requested that he be permitted to retain the basement dwelling unit in his house for the next five years to permit him to substantially reduce his mortgage. He further stated that his mortgage payments on this house are very high and that the income from the dwelling unit in his basement enables him to meet his commitments.

MOVED by Ald. Brown

THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED UNANIMOUSLY

Mr. Tran Nam - 4138 Balkan Street

Mr. Tran Nam, through an interpreter, advised that there are eight people in his family. He has succeeded in finding alternative accommodation with relatives for two of his children and the one son who is presently working and assisting with expenses, hopes to return to school to further his education and then this source of income will be lost to the family. Mr. Nam indicated that if some low-income housing were available to him he would be prepared to consider it. However, he is a recent refugee from Vietnam, has neither driver's licence nor car and it is difficult for him to live too far from his place of work. He requested that Council give him a six month extension on his application to provide him an opportunity to look for alternative accommodation.

MOVED by Ald. Rankin

THAT an extension of one year, with respect to the illegal accommodation at 4138 Balkan Street, occupied by Mr. Tran Nam be approved.

FURTHER THAT the Director of Permits and Licenses and other appropriate City staff assist Mr. Tran Nam, through the B.C. Housing Management Commission, or other appropriate agencies, to locate suitable alternative accommodation.

- CARRIED

(Ald. Bellamy, Brown, Ford and Puil opposed)

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DELEGATIONS (Cont'd)

Hardship Cases (Cont'd)

Mr. Manuel B. Anonuevo - 1339 East 33rd Avenue

Mr. Anonuevo addressed Council and indicated that he, his wife and six children occupy the illegal dwelling unit at this address. Mr. Anonuevo requested one year's extension on his application to enable him to attempt to obtain more suitable accommodation for his family.

MOVED by Ald. Ford

THAT consideration of this application be deferred for three months and the Director of Permits and Licenses report back on his and other appropriate officials' attempts to obtain suitable alternate accommodation for Mr. Anonuevo through the B.C. Housing Management Commission, the report to include information on what accommodation is available to low income families through the B.C. Housing Management Commission.

- CARRIED UNANIMOUSLY

Mr. Richard K. Norton - 995 East 64th Avenue

Mr. Norton stated that the amount of income listed on his Hardship Application is incorrect. He further stated that, because of health problems he has missed four months from work this year, with a corresponding reduction in income.

MOVED by Ald. Brown

THAT this application be referred back to the Hardship Committee for further consideration in the light of the statements made this evening by Mr. Norton.

- CARRIED

(Ald. Kennedy and Puil opposed)

Mr. Malkiat Singh Powar - 4928 Killarney Street

The Mayor read a letter submitted by Mr. M.S. Powar, appealing the decision of the Hardship Committee with respect to retention of the illegal dwelling unit in his house at 4928 Killarney Street.

MOVED by Ald. Ford

THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED UNANIMOUSLY

Mr. Robert Bissett - 3658 Pandora Street

Mr. Bissett advised that, prior to taking his present job last January, he had been unemployed for a number of months as a result of which he had accumulated debts. He presently owes \$2,000. He also plans to resign from his present job in the near future to complete his education.

MOVED by Ald. Brown

THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED UNANIMOUSLY

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DELEGATIONS (Cont'd)

Hardship Cases (Cont'd)

Mr. Harmohinder Pal Singh - 43 East 59th Avenue

Mr. Singh, through his lawyer, Mr. Levitt, appealed the decision of the Hardship Committee. Mr. Levitt advised that Mr. Singh was unemployed prior to early June this year. His cousin lives in the illegal dwelling unit in his basement and pays \$150 per month rent. Mr. Levitt, on behalf of Mr. Singh requested a six month extension on this application.

MOVED by Ald. Bellamy

THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED UNANIMOUSLY

Mr. Robert Schneider - 459 S.E. Marine Drive.

Mr. Schneider advised that he, his wife and child have lived at 459 S.E. Marine Drive for about five years. They have encountered no problems with the neighbours and have become integrated into the neighbourhood. Mrs. Schneider is presently attending school and will be for the next two years. In addition, Mr. Schneider contributes towards the support of his widowed mother.

MOVED by Ald. Rankin

THAT an extension of one year, with respect to the illegal accommodation at 459 S.E. Marine Drive, occupied by Mr. Schneider and his family, be approved.

- LOST

(Ald. Bellamy, Ford, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil

THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED

(Ald. Brown, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin

THAT the Director of Permits and Licenses and the Director of Social Planning prepare a report on all aspects of hardship appeals for consideration by the Standing Committee on Community Services, within one month. This report include an examination of the structure of the Hardship Application Form, means by which necessary assistance in filling-out forms could be made available to applicants and methods of verifying applicant's statements on these forms. The report also include provision for regular review and revision of the economic guidelines as well as information on sources of alternative low-cost accommodation available to hardship applicants:

FURTHER THAT, in future all hardship appeals be held 'In Camera'.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)Jericho/Locarno Area Planning -  
Lease of City-owned Lands in Block 130

Council, on October 4, 1977, agreed to hear representation from interested organizations and individuals when the matter of City-owned land in Block 130 is before Council.

The following addressed Council on this matter:

Mr. P.A. Taylor - spoke to a brief which he presented on behalf of the West Point Grey Civic Association. The association urges that Council reject proposals for long-term leasing of city-owned properties in Blocks 130 and 129, D.L. 540.

Mr. T. Nicholls - submitted and read a brief on behalf of the Save Our Parkland Association. The brief urged Council to re-affirm its position that the Lots in Block 130 be gradually acquired as back-up land for Locarno Beach Park.

Mr. D. Conder - read a brief on behalf of the West Point Grey Community Association and the Northwest Point Grey Homeowners' Association. Both Associations strongly recommend that the leasing of lots in Block 130 be proceeded with.

Mrs. D.G. Russell - an owner of one of the homes in Block 130 requested that Council re-affirm its previous decision to lease the city-owned properties in Blocks 129 and 130.

Mr. McClean - a resident in the area, spoke in support of the briefs from the West Point Grey Community Association and the Northwest Point Grey Homeowners' Association.

Mrs. Pigott - a local resident, referred to the sequence of events concerning Blocks 130 & 129, D.L.540, and put forward arguments in favour of Council retaining its properties in these blocks for park purposes.

Mrs. D. Mellish - submitted a brief on behalf of the Vancouver Council of Women reiterating Council's stand that city-owned land in Block 130 be retained, and orderly acquisition of the remaining lots be continued as they become available.

Mrs. D. Gillis - resident of the area, stated she was opposed to any re-alignment of the road in the vicinity of Block 130.

Mr. Ian Bain - Chairman of the Park Board stated the Park Board sees no reason for haste in disposing of the city-owned properties in Block 130. He suggested that consideration be given to establishment of a citizens' advisory committee to discuss and resolve the various problems in the area.

MOVED by Ald. Harcourt

THAT the recommendations of the Standing Committee on Planning and Development, dated September 29, 1977, be approved.

A separate vote was taken on each of these recommendations, as follows:

Recommendation 'A'

THAT the Park Board be requested to immediately inform the Director of Planning and the City Engineer of planning activities at Jericho Park, i.e., issues of traffic, parking and other impacts on the surrounding area.

- CARRIED UNANIMOUSLY

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DELEGATIONS (Cont'd)

Jericho/Locarno Area Planning  
Lease of City-owned Lands in Block 130. (Cont'd)

Recommendation 'B'

THAT the balance of the recommendations contained in the Manager's report dated August 2, 1977, be deferred until the Planning Department work programme for 1978 is received.

- CARRIED UNANIMOUSLY

Recommendation 'C'

THAT Council's decision of September 16, 1975 be reaffirmed and the Supervisor of Properties be instructed to immediately dispose of the properties in Blocks 129 and 130, with the exception of the easterly 4 lots of Block 130, by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park Development, subject to the concurrence of the Park Board.

- CARRIED

(Ald. Bellamy, Puil and Rankin opposed)

Recommendation 'D'

THAT the Director of Planning be instructed to make application to rezone the C-1 property in Blocks 129 and 130, and refer same direct to Public Hearing.

- CARRIED

(Ald. Puil and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. Victory Hotel - Renovations

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

D(i) Victory Hotel - Lease & Management

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

E. B'nai B'rith Foundation - Purchase  
of City Land, Bute and Haro Streets.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

F. Development - City-owned Property  
at Dunsmuir & Richards Streets

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, October 18, 1977. . . . .

16.

STANDING COMMITTEE REPORTS

I. Report of Joint Meeting of  
Standing Committees on Planning  
and Development and Community Services  
(September 29, 1977)

City Demolition Policy  
(Clause 1)

MOVED by Ald. Rankin

THAT the joint recommendations of the Committees of Planning  
and Development and Community Services, be approved.

- CARRIED

(Alderman Kennedy opposed)

II. Report of Standing Committee on  
Community Services  
(September 29, 1977)

The Council considered this report, which contains  
six clauses, identified as follows:

- Cl. 1. Liquor License - Westcoast Stereo Society Club.
- Cl. 2. Extension of Operating Hours - Princeton Hotel Pub.
- Cl. 3. Liquor Permit Application - 555 West Hastings St.
- Cl. 4. Extension of Hours - Clubs (Loggers'  
Recreational Club)
- Cl. 5. Manor Garden Apartments, 2307 West 41st Avenue.
- Cl. 6. Dog Carcasses from Veterinary Establishments.

Clauses 1, 3 and 4.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in  
clauses 1, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Extension of Operating Hours -  
Princeton Hotel Pub  
(Clause 2)

Council noted a request from Mr. Louis Valente - President  
of the B.C. Hotels' Association to make representation on behalf  
of the owner of the Princeton Hotel Pub.

MOVED by Ald. Rankin

THAT consideration of this clause be deferred, pending  
the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

Manor Garden Apartments,  
2307 West 41st Avenue.  
(Clause 5)

During consideration of this item, Mr. McCrum briefly  
addressed Council on this issue. He stated that this building  
is a landmark within the community and urged that everything  
possible be done to ensure its retention.

MOVED by Ald. Rankin

THAT the recommendation of the Committee contained in this  
report be approved:

FURTHER THAT Council urge the Rentalsman not to process  
eviction notices to residents of Manor Garden Apartments until  
the terms of the Committee's recommendation have been fully  
complied with by the developer.

- CARRIED UNANIMOUSLY

Regular Council, October 18, 1977. . . . .

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STANDING COMMITTEE REPORTS (Cont'd)

Community Services Committee (Cont'd)

Dog Carcasses from Veterinary Establishments (Clause 6)

For Council action on this clause, see page 5.

III. Report of Standing Committee on Planning & Development.  
(September 29, 1977)

The Council considered this report, which contains seven clauses, identified as follows:

- Cl. 1. Status of Major D.P.A's.
- Cl. 2. Planning Programme for the Jericho/Locarno Area.
- Cl. 3. Status Report on Government Assisted Housing in the City of Vancouver.
- Cl. 4. Chinatown Streetscape Improvement Project.
- Cl. 5. Public Use Zoning
- Cl. 6. Review of Local Area Planning
- Cl. 7. Review of Kitsilano Apartment Area Plan.

Clauses 1, 3, 5 and 7

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1, 3, 5 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Planning Programme for the Jericho/Locarno Area  
(Clause 2)

For Council action on this clause, see pages 14/15.

Chinatown Streetscape Improvement Project.  
(Clause 4)

MOVED by Ald. Harcourt

THAT recommendations A, B, and C of the Committee be approved;

FURTHER THAT recommendation D be amended and then approved as follows:

'THAT funds in the amount of \$5,000.00 for consultant design services, be approved from the Beautification Capital Account, and designated by Council to form part of the anticipated Local Improvement with the \* cost of \$5,000 for Consultant Design Services shared on a 50/50 basis between property owners and the City, should the project proceed.'

- CARRIED UNANIMOUSLY

\*Underlining denotes amendment.

Review of Local Area Planning  
(Clause 6)

MOVED by Ald. Harcourt

THAT recommendations A, B and D of the Committee be approved after adding to recommendation A the words "for comment":

FURTHER THAT recommendation C of the Committee be deleted.

- CARRIED UNANIMOUSLY

Regular Council, October 18, 1977.

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STANDING COMMITTEE REPORTS (Cont'd)

IV. Report of Standing Committee on  
Finance and Administration  
(September 29, 1977)

Western Management Consultants -  
Review of Departments  
(Clause 1)

During consideration of this report the Mayor advised that there has been a change in the schedule for departmental presentations and a revised schedule will be circulated to Council Members shortly.

MOVED by Ald. Brown

THAT the information of the Committee contained in this clause, be received.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee  
on Finance & Administration  
(October 6, 1977)

The Council considered this report, which contains four clauses, identified as follows:

- Cl. 1. B.C. Touring Council - Grant Request.
- Cl. 2. Festival Concert Society Grant.
- Cl. 3. Britannia Community Services Centre:  
Transposition of Part-time Positions to  
Full-time Positions to Full-time Civic  
Employees with the Board of Parks & Recreation.
- Cl. 4. Non-Market Lease - Enclave 18 - Champlain Heights.

Clauses 1 - 4 inclusive

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

VI. Report of Standing Committee  
on Planning and Development  
(October 6, 1977)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Granville Island Redevelopment Plan
- Cl. 2. 1976 Census Figures

Granville Island Redevelopment Plan.  
(Clause 1)

For Council action on this clause see page 3.

1976 Census Figures  
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, October 18, 1977. . . . .

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RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4792,  
BEING THE GRANVILLE MALL BY-LAW.

MOVED by Ald. Brown

SECONDED by Ald. Ford

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown

SECONDED by Ald. Ford

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW.

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari was excused from voting on  
this By-law)

MOTIONSA. Allocation of Lands for Lane Purposes

MOVED by Ald. Rankin  
SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. South 2 feet of each of Lots 12, 13, 14, 17 and 18  
All of: Block 216, District Lot 526, Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERSVancouver Rowing Club

Alderman Rankin

stated he had noticed that new pilings and new decking were being installed in the vicinity of the Vancouver Rowing Club, and queried if it was intended to moor boats in this area. The City Manager advised that it is intended to erect floats in the area but there will be no boat-houses.

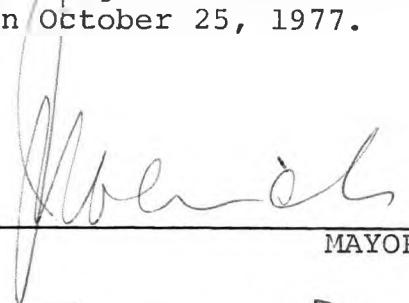
Report on Prostitution  
in the City of Vancouver

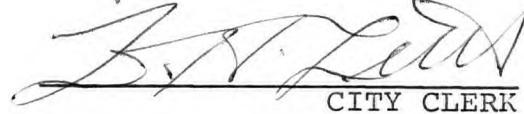
Alderman Rankin

referred to a report on Prostitution in the City of Vancouver, which the Mayor had circulated to Members of Council. He requested that this report be placed on the Council agenda for November 1st, 1977, to permit Council Members an opportunity to discuss same. He further requested that the Police Chief be present when this item is before Council. The Mayor indicated he would make the necessary arrangements.

The Council adjourned at 10.40 p.m.

The foregoing are Minutes of the Regular Council meeting  
of October 18, 1977, adopted on October 25, 1977.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

MANAGER'S REPORT

RR1

Date: October 4, 1977

TO: Vancouver City Council  
 SUBJECT: Bill 31 Regarding Changes in Real Property Assessment and Taxation  
 CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

1. INTRODUCTION

The purpose of this report is to provide information in addition to that contained in the report considered by the Finance and Administration Committee on September 15, 1977. At that time, it was reported to Committee that the City had four different options with which to levy general purpose real property taxes. During the discussion of that report, the Committee expressed concern with the effect of the taxation options as they will alter the distribution of taxes among the various classes of property and also with the effect of assessment changes that will alter the distribution of taxes among various properties within specific classes.

2. DISTRIBUTION OF TAXES BETWEEN CLASSES OF PROPERTIES

The distribution of taxes among the differing classes of properties changes because of the introduction of actual value assessments and the application of differing percentages of actual value to determine assessed value.

To determine the overall effect of the various options, Table 1 has been prepared to show the percentage of total taxes payable by each class of property under each of the four options. Total taxes include general, school, hospital, regional district, Assessment Authority, MFA, and business taxes (note that business taxes are levied in a different manner than property taxes). This table shows how total taxes are currently distributed and how they would be distributed under each of the options.

NOTE: All references to school taxes in this report are on a gross basis, before consideration of the Home-owner Grant.

TABLE 1

Distribution of Tax Burden

<u>Class</u>	<u>Current</u>	<u>Option A</u>	<u>Option B</u>	<u>Option C</u>	<u>Option D</u>
Single Family Residential	34.87%	34.74%	34.70%	36.84%	38.37%
Other Residential	15.85	12.44	12.42	13.18	13.73
Utilities	2.01	2.55	2.55	2.31	2.26
Primary Industry	.97	1.52	1.50	1.25	1.28
Business and Other	40.67	42.56	42.64	40.23	38.17
Machinery	5.63	6.19	6.19	6.19	6.19
	100.00	100.00	100.00	100.00	100.00

To measure the effect of the Provincial options, the following table has been prepared to determine the percentage change in total taxes payable for each class of property. The percentages show the change from 1977 in taxes payable under each option.

TABLE 2

Percent Change in Tax Burden from 1977

<u>Class</u>	<u>Option A</u>	<u>Option B</u>	<u>Option C</u>	<u>Option D</u>
Single Family Residential	- .40%	- .52%	+ 5.64%	+10.04%
Other Residential	-21.54	-21.64	-16.81	-13.34
Utilities	+26.96	+26.96	+15.13	+11.02
Primary Industry	+56.05	+55.63	+27.55	+32.58
Business and Other	+ 4.63	+ 4.85	- 1.07	- 6.13
Machinery	+10.01	+10.01	+10.01	+10.01

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### 3. DISTRIBUTION OF TAXES BETWEEN PROPERTIES WITHIN A CLASS

The distribution of taxes among properties within any specific class changes because of assessment distortions that have taken place in the past due to controls on assessments and that are now being corrected by the introduction of actual value assessment. In other words, properties that have been under-assessed in the past relative to other properties in their class will be equalized with the 1978 assessment roll. That equalization however will bring about substantial tax share increases for certain properties while for other properties there will be tax share decreases.

For example, the attached bar chart depicts the percentage increases in the share of general purposes taxes that will occur for individual properties in the business sector if Option A is chosen. This chart indicates the percentage change in general purposes taxes payable by individual properties within this class. To place the chart in perspective, the total business class of properties, if Option A is selected, will undergo a 16.22% increase in general taxes (4.63% increase on a total tax basis). However, while one might expect that each property within the class would face a comparable increase, in fact, this does not occur. Some properties, because they have been seriously under-assessed before, will undergo much higher increases - many will face a 40% or greater increase in their general taxes, while others will have a decrease. The Committee expressed its concern about the increases and especially about the 3,188 properties that will undergo a 40% or more increase in general taxes (denoted by the bar at the extreme right hand side of the graph). Analysis of the information contained in taxation option studies provided by the Assessment Authority and discussions with the Assessment Authority lead to the belief that the properties that will face this major increase are mainly the smaller commercial properties.

The information that has been provided by the Assessment Authority only includes the tax distribution within classes for general and school purposes. No distribution is available for the distribution within classes for total (general, school, business and other taxes) taxes. The information that is available indicates that the increase for the 3,188 properties that will undergo a 40% or more increase in general taxes, will not in most cases be as great when total taxes are considered. Table 2 bears this out. The average increase in total taxes for business properties is only 4.63% under Option A whereas the general purposes portion under the same option increased by 16.22%.

### 4. BUSINESS TAX EXEMPTIONS

Consideration has been given to altering the basis of levying the business tax so that the combination of both business taxes and property taxes will produce an overall lower tax increase for the smaller businesses. Our research indicates that if an exemption of the first \$2,000 of the Annual Rental Value Assessment for business tax purposes was granted, then smaller business properties would not face such large increases in their total taxes. However, the City Charter does not provide any power to implement such an exemption process.

### 5. OPTION D (ACTUAL VALUE)

During Committee's discussion of Option D, it was noted that this option did not inflict any large scale changes within the classes (as there was with Option A). Since this option allows all properties to be assessed at 100% of their actual value, the bar chart for business under this option has an even distribution, unlike the clustered distribution shown for Option A. This would mean that, under Option D, large tax increases would not fall on particular groups as for small businesses under Option A. However, Option D involves significant shifts of taxation between classes which were felt to be unacceptable. In order to fully consider all options, Option D has been reviewed to study the impact of selecting this option and implementing decreases in general taxes and compensating increases in the business tax. Referring back to Table 2, it is evident that the selection of this option will cause a significant increase in total taxes for single family residences. This impact can be reduced by reducing general taxes and increasing the business tax to recover the lost revenues. If, for example, the business tax is increased from present 9½% to 15% of Annual Rental Value and general taxes are reduced by an equal amount, the size of the increase for single family residences could be substantially reduced. Table 3 presents the percentage increases that would occur with this option.

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TABLE 3

Option D With Business Tax Increase

<u>Class</u>	<u>Percentage Share of total taxes under this proposal</u>	<u>Percentage Share of total taxes in 1977</u>	<u>Percentage change in share of taxes</u>
Single Family Residential	36.04	34.87	+ 3.34
Other Residential	12.90	15.85	-18.60
Utilities	2.17	2.01	+ 8.10
Primary Industrial	1.40	.97	+44.68
Business and Other	41.30	40.67	+ 1.53
Machinery	6.19	5.63	+10.01

This option is not without its disadvantages however. A major shortcoming of this option with the adjusted general and businesses taxes arises because of the responsibility for tax payments. Property tax is payable by the property owner whereas business taxes are payable by the occupant. The majority of commercial leases are written to protect the lessor from tax increases by allowing him to pass them along as rent increases. Unfortunately, few leases contain the reverse covenant that would allow a reduction in rents due to a reduction in property taxes. As a result, lessees who will pay the increased business tax may not receive the somewhat offsetting benefit of the reduced general purposes tax.

Another disadvantage of increasing the business tax, and therefore, creating a heavier City reliance on this source of revenue, is the difficulty of ensuring collection. Business taxes are not a registerable charge against the property.

The above disadvantages reduce the desirability of this option seriously even ignoring the fact that it shifts an additional burden onto homes.

6. OPTION C

Option C with respect to general purposes reflects a maintenance of the status quo with respect to distribution of general taxes by class of property except that it effects a significant shift of general taxes from multi-family residential onto single family homes.

It is to some extent similar to Option D and reducing general taxes with an offsetting increase in business tax would have a similar effect to that shown for Option D in the previous section.

However, such an action has the same defects as Option D and further, maintaining the present distribution of taxes by class has no particular logic as a taxation policy.

7. SUMMARY

The only serious distribution problem within any class of property is that it would appear that many small businesses would, under Option A or B, receive a significant general purposes tax increase. The increase is justified in comparison to other business properties because these properties apparently have not been paying their fair share of taxes.

However, it was felt that Council might well wish to alleviate some of this increase (40% or more) and therefore the only apparent method, being exemption of the first portion of business tax assessed rental value, was investigated. The Law Department advises that a Charter amendment would be necessary before an exemption process could be implemented. However, on a total tax basis there is a reasonable expectation that the increase will be somewhat smaller.

Decreasing the business tax in total (i.e. reducing the rate to something less than the current 9½%), and still using Option A or B, would not significantly benefit the small commercial properties, would benefit the larger commercial properties and would result in increased burden, compared to 1977, on single family homes.

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7. SUMMARY .... cont'd

Using Option C or D, decreasing general taxes with an offsetting increase in business taxes, would assist small commercial properties (because of the distributional characteristics of Options C and D) but would result in an increased burden on homes and also increase the existing problems with the business tax, and further, the benefit might not be passed on to the small businesses through leases.

By the end of October Council must make a decision regarding which option they wish to choose, for the purpose of calculating the 1978 assessment values for general purposes. Any choice involves some shift in the impact of taxes between classes of property, and also involves shifts in taxes within classes, these latter shifts essentially representing corrections of past over and under assessments.

Subject to Provincial Government confirmation of the percentage factors that assessed value is of actual value for each class, such confirmation being required under the legislation on or before October 21,

I RECOMMEND that

Council choose Option A for the calculation of assessed values for general purposes for 1978, and direct the Director of Legal Services to prepare the necessary bylaw."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and notes that this is in effect the same option that the Provincial Government has chosen for school assessment purposes.

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FOR COUNCIL ACTION SEE PAGE(S) 28E

DEL. 2

MANAGER'S REPORT

July 18, 1977

TO: Vancouver City Council

SUBJECT: 4138 Balkan Street - Tran Nam  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Tran Nam has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint our Inspection Services reported that the basement of the above building contained a separate dwelling unit which was occupied. Before any notification was sent by this Department, the tenant made an application for consideration under the Hardship Policy.

On June 6, 1977, the Hardship Committee reviewed this application and recommended that it be refused. The Committee noted that the applicant was married with three dependents, both the husband and the eldest son, who is not claimed as a dependent, are employed and have a combined income of \$1,310 per month.

The Committee noted that while these were new immigrants to Canada, the income exceeded the guidelines approved by Council on May 10, 1977, and further that neither age nor health were factors.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 270

DEL.2

MANAGER'S REPORT

June 13, 1977

TO: Vancouver City Council

SUBJECT: 737 East 21st Avenue - Sarbjit S. Hayre  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Hayre has requested to appear before City Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On October 26, 1976, our Inspection Services reported that the basement of the above building contained one dwelling unit which was occupied by the owner. Notification was sent ordering the use of the building be restored to a one family dwelling, but on November 15, 1976, Mr. Hayre submitted an application for consideration under the Hardship Policy.

On January 20, 1977, the Hardship Committee reviewed the application and recommended that it be refused. The Committee noted that the applicant is married with one dependent, fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of \$1,222.08 per month.

On June 6, 1977, reinspection of the building found that it is now occupied as a one family dwelling and that the owners are now living on the main floor. Mrs. Hayre was contacted on June 8, 1977, and she advised that the circumstances as outlined in the Hardship Application on November 15, 1976, had not changed. She stated that this application was to re-occupy the basement dwelling unit.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 272

DEL.2

MANAGER'S REPORT

June 13, 1977

TO: Vancouver City Council

SUBJECT: 1860 Island Avenue - Hardship Appeal  
R. Wayne Shufelt & Penny Shufelt

CLASSIFICATION: RECOMMENDATION

Mr. R. W. Shufelt and Penny Shufelt have requested to appear as a delegation before City Council with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On January 12, 1977, our Inspection Services reported that the basement contained one dwelling unit which was occupied. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

On February 28, 1977, the tenants of the illegal accommodation, Mr. and Mrs. Shufelt, made an application for consideration under the Hardship Policy. The Hardship Committee considered this application on April 25, 1977 and recommended that it be refused. The Committee noted that the applicant is married with one dependent, both husband and wife are fully employed with a combined income of \$1,452.80 per month. The Committee further noted that neither age nor health were factors.

As the income far exceeds the guidelines established by City Council on May 10, 1977, it is recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 212

DEL. 2

MANAGER'S REPORT

August 10, 1977

TO: Vancouver City Council

SUBJECT: 1339 East 33rd Avenue - Manuel B. Anonuevo (tenant)  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Manuel B. Anonuevo has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As the result of a complaint our Inspection Services reported that the basement of the above building contained a dwelling unit which was occupied. The then owner made an application for consideration under the Hardship Policy and on November 4, 1975, City Council approved of the application for a limited period of time for one year.

After several attempts to contact the owner, finally on May 10, 1977, our Inspection Services reported that the basement contained a dwelling unit which was still occupied and that a new owner occupied the main floor.

The new tenant, Mr. Manuel B. Anonuevo made an application for consideration under the Hardship Policy and on June 6, 1977, the Hardship Committee considered this application and recommended that it be REFUSED. The Committee noted that the applicant is a tenant, married with six dependents, fully employed with an income of \$1,497.34 per month.

The Committee noted that the accommodation is of a poorer quality for such a large family and that neither age nor health were factors. The Committee further noted that the income exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 271

DEL.2

MANAGER'S REPORT

August 15, 1977

TO: Vancouver City Council

SUBJECT: 995 East 64th Avenue - Richard K. Norton (tenant)  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Richard K. Norton has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"Our records show that applications have been made under the Hardship Policy by tenants for the retention of the dwelling unit in the basement of the above building since 1970.

Mr. Norton made an application in May of 1976 and the Hardship Committee at that time recommended that it be approved for a limited period of time of one year. The information submitted at that time indicated that the applicant was married with one dependent and had a combined income of \$896 per month.

On June 7, 1977, Mr. Norton again submitted an application under the Hardship Policy and on June 27, 1977, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married with one dependent, fully employed with an income of \$1,367.23 per month. The Committee further noted that neither age nor health were factors and that the income exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 271

TDEL. 2

MANAGER'S REPORT

August 15, 1977

TO: Vancouver City Council

SUBJECT: 4928 Killarney Street - Malkiat Singh Powar (owner)  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Malkiat Singh Powar has requested to appear as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint, on February 4, 1975, our Inspection Services reported that the above building contained one dwelling unit in the basement which was occupied by the owner, and one dwelling unit on the main floor which was occupied by a tenant. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

On March 18, 1975, Mr. Powar made an application for consideration under the Hardship Policy. On May 23, 1975, the Hardship Committee considered this request and recommended that the application be approved for a period of six months.

On January 2, 1976, Mr. Powar made a second Hardship Application and on March 1, 1976, the Hardship Committee recommended that the application be approved for a further period of time of six months, expiring September 1, 1976.

On September 8, 1976, Mr. Powar made a third Hardship Application and on November 16, 1976, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married, claiming six dependents, both he and his wife were employed and even after the discontinuance of the illegal accommodation, would still receive an income of \$1,582 per month. The Committee noted that the Inspection Services had reported that five of the dependents shown on the Hardship Application reside outside of Canada. The Committee further noted that neither age nor health were factors.

As a result of this refusal, Mr. Powar wrote a letter to the City Clerk advising that he wished the matter reconsidered as he was temporarily unemployed. Mr. Powar was contacted on January 20, 1977, at which time he stated that he was only temporarily laid off and that he is now fully employed and the income shown on his Statutory Declaration is still applicable.

On February 8, 1977, City Council deferred action on the matter pending a report being submitted on the Hardship Policy.

On May 31, 1977, our Inspection Services attempted to interview Mr. Powar but were advised by the tenants that the owners were on vacation in England for a period of one month.

On July 7, 1977, our Inspection Services interviewed Mr. Powar who stated that he is now employed receiving the income as outlined in his Statutory Declaration, but that his wife is unemployed and is on vacation in England.

- 2 -

August 15, 1977

The Hardship Committee on July 21, 1977, reconsidered this application and again recommend that it be REFUSED. The Committee noted that even after the discontinuance of the illegal suite, the income received would be \$1,182 per month and would still exceed the guidelines as approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 271

DEL. 2

MANAGER'S REPORT

August 29, 1977

TO: Vancouver City Council

SUBJECT: 3658 Pandora Street - Robert Bissett  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Robert Bissett, tenant, has requested to appear before City Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District, but our records show that in 1943, the Board of Appeal approved the conversion of this building into a duplex. The records further show that as the result of a complaint, inspection was made where it was found that the basement contained a separate housekeeping unit and that neither permit nor approval had been obtained.

Notification was sent to the owner requesting that the use of the building be restored to a two family dwelling. Following this notification, an application was made for consideration under the Hardship Policy. City Council approved this application and instructed the Director of Permits and Licenses to temporarily withhold enforcement action for a limited period of six months.

On December 16, 1975, our Inspection Services reported that the building was now occupied as a multiple conversion dwelling containing one dwelling unit in the basement, one dwelling unit on the main floor, three sleeping units equipped with cooking facilities on the second floor and three sleeping units equipped with cooking facilities in the attic. It was further reported that the occupants of the sleeping units on the second and attic floors were students.

Following notification, the new owner of the property advised that his tenants were making applications for consideration under the Hardship Policy. Mr. Bissett, who was one of the tenants, made an application on January 19, 1976, and the Hardship Committee on March 8, 1976, recommended that the application be approved for a limited period of time of one year as the applicant only had an income of \$300 per month.

On April 22, 1977, Mr. Bissett made a second application for consideration under the Hardship Policy. On June 27, 1977, the Hardship Committee considered this application and recommended that it be refused. The Committee noted that the applicant is single with no dependents, fully employed with an income of \$850 per month. The Committee further noted that neither age nor health were factors and that the income exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 271

DEL.2

MANAGER'S REPORT

August 30, 1977

TO: Vancouver City Council

SUBJECT: 43 East 59th Avenue - Harmohinder Pal Singh  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Morley A. Levitt, Barrister and Solicitor, has requested to appear before Council as a delegation on behalf of Harmohinder Pal Singh with respect to a refused Hardship Application.

Director of Permits and Licenses reports as follows:

"As the result of a complaint inspection was made of the above building where it was found that the basement contained a dwelling unit which was occupied by the owner and that the main floor contained a dwelling unit which was occupied by a tenant.

As the property is situated in an RS-1 - One Family Dwelling District, notification was sent to the owner requesting that the use of the building be restored to a one family dwelling. Our records show that the owner has made two previous applications for consideration under the Hardship Policy and in each instance has advised the City that he was temporarily unemployed. The Committee on both occasions recommended that the applications be approved for a limited period of six months.

On June 10, 1977, Mr. and Mrs. Harmohinder Pal Singh made a third application for consideration under the Hardship Policy. This application was considered by the Hardship Committee on June 27, 1977, at which time they recommended that it be refused.

The Committee noted that the applicant now resides on the main floor, is married with three dependents, two of whom reside outside of Canada, both the husband and wife are fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of \$1,723.09 per month. The Committee further noted that neither age nor health were factors and that the income exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 272

DEL. 2

MANAGER'S REPORT

August 31, 1977

TO: Vancouver City Council

SUBJECT: 459 S.E. Marine Drive - Mr. & Mrs. Schneider  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. and Mrs. Robert Schneider have requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint, inspection was made of the above building, where it was found that the basement contained one dwelling unit which was occupied by Mr. and Mrs. Schneider and the main floor contained one dwelling unit which was occupied by the owner. Mr. Schneider made application for consideration under the Hardship Policy, and on June 27, 1977, the Hardship Committee considered the application and recommended that it be refused. The Committee noted that the applicant is married, with one dependent, fully employed with an income of \$1,639 per month. The Committee further noted that neither age nor health were factors and that the income exceeded the guidelines established by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 212

MANAGER'S REPORT

September 13, 1977

TO: Vancouver City Council

SUBJECT: 3621 West 18th Avenue - Greg Nikas (owner)  
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. G. Nikas has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District and our records indicate that a Development Permit was issued on April 26, 1976 to erect a new dwelling on this site.

On May 10, 1977, our Inspection Services reported that the building was occupied as a duplex having one dwelling unit in the basement which was occupied, and one dwelling unit on the main floor which was occupied by the owner. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

On June 27, 1977, an application for consideration under the Hardship Policy was received from Mr. Nikas. On July 21, 1977, this application was considered by the Hardship Committee and they recommended that it be refused.

The Committee noted that the applicant is married with seven dependents, three of whom reside outside of Canada, is fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of \$1,866 per month. The Committee further noted that neither age nor health were factors and that the income greatly exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 270

Manager's Report, October 14, 1977 . . . . . (WORKS: A-1 - 1)

WORKS AND UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of Portion of North Side 19th Avenue, East of Sophia Street, Abutting Lot 11 Except the South 7 Feet, Now Road, Block 71, District Lot 301, Plan 5112

The City Engineer reports as follows:

"An application has been received to purchase the South 7 feet of Lot 11, Block 71, District Lot 301, Plan 5112, which is presently established as road. The applicant wishes to consolidate the 7-foot widening strip with the remainder of Lot 11.

The 7 feet was established for street when it was planned to widen 19th Avenue to 80 feet. Present planning is for 19th Avenue to remain 66 feet in width. Therefore, the 7-foot widening strip is not required for road.

I RECOMMEND that the South 7 feet of Lot 11, Block 71, District Lot 301, Plan 5112, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The closed portion of road to be consolidated with the remainder of Lot 11.
- (b) The value of the 7-foot strip to be \$100 in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion of the South Side of 6th Avenue East of Ontario Street, Abutting the West Half of Lot 3, Except the North 7 Feet, Now Road, Block 36, District Lot 200A, Plan 197

The City Engineer reports as follows:

"An application has been received from the owners of the West Half of Lot 3, except the North 7 feet, now road, Block 36, District Lot 200A, Plan 197, to purchase the 7-foot widening strip which abuts the north side of their lot. As present planning calls for 6th Avenue to remain 66 feet in width, the 7-foot strip is no longer required for highway purposes.

I RECOMMEND that the North 7 feet of the West Half of Lot 3, Block 36, District Lot 200A, Plan 197, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant pay \$2,945 plus registration fees in accordance with the recommendation of the Supervisor of Properties.
- (b) The portion of road so closed be consolidated with the remainder of the West Half of Lot 3."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. a) Reallocation of 1977 Sewers Capital Budget Funds  
b) Advance Approval of 1978 Sewers Capital Budget Funds

The City Engineer reports as follows:

(a) "Reallocation of 1977 Capital Budget Funds

The 1977 Sewers Capital Budget includes provision for the first stage of the 'Heather Street Trunk Relief Sewer'. Since the design of this trunk sewer has not been completed to date, construction should be deferred to the latter part of 1978 and the amount of \$250,000, approved for this project, should be transferred to 'Sewer Separation in Area Tributary to North Arm Interceptor,' which would provide continuance of our program to prevent discharge of raw sewage into the Fraser River.

Cont'd . . .

Manager's Report, October 14, 1977 . . . . . (WORKS: A-1 - 2)

Clause 3 Cont'd

(b) Advance Approval of 1978 Capital Budget Funds

The 1978 Sewers Capital Budget has not yet been presented to Council for approval. However, in order to permit planning of important pollution control work and maintain continuity in our sewer construction program, it is necessary to obtain approval in the amount of \$870,000 from the 1978 Basic Sewers Capital Budget for, 'Sewer Separation Downtown Area' in advance of approval of the 1978 Capital Budget.

The first project area planned would provide for completion of the separation program in the area bounded by Georgia Street, Canadian Pacific Railway Yards, Beach Avenue and Burrard Street. The two project areas are summarized as follows:

1. Installation of a new sanitary sewer parallel to the existing combined sewer to serve those properties on the eastside of Howe Street and the westside of Granville Street from Robson Street to Beach Avenue.
2. Reconstruction of the existing combined sewer in the lane west of Richards Street from Robson Street to Nelson Street.

The second project area is bounded by Carrall Street, Gore Avenue, Keefer Street and Alexander Street and is presently served by a combined sewer system which was constructed around 1910. These sewers are deteriorating rapidly and a major rehabilitation program is planned. The first phase of this program is the construction of separate storm and sanitary sewers on Columbia Street from Pender Street to Alexander Street.

These projects form a part of the 1976 - 80 Capital Program planned for 1978. It also represents an extension of sewer separation work in the downtown area to prevent the discharge of raw sanitary sewage into False Creek.

Since Sewer Capital funds do not require voter approval, Council's approval must include borrowing authority.

I RECOMMEND:

- (a) That the \$250,000 Appropriation 0112/7601 be reallocated to Appropriation 0115/6503;
- (b) That \$870,000 be approved in advance of 1978 Capital Budget for 'Sewer Separation Downtown' Appropriation 0115/6400 and borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Proposed B.C. Hydro Lighting Attached to Georgia Viaduct

The City Engineer reports as follows:

"On September 21, 1976, City Council approved the request of the B.C. Hydro to mount lights on four of the columns supporting the Georgia Viaduct to light a portion of their "Carrall Yards" which lies under the Viaduct. An agreement covering these four columns was signed.

The B.C. Hydro now requests permission to mount lights on an additional fifteen columns to complete the lighting.

I RECOMMEND that permission be granted to the B.C. Hydro and Power Authority to attach lights to a total of nineteen columns supporting the Georgia Viaduct and the existing agreement be replaced with a new agreement with the same conditions."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

A-2

MANAGER'S REPORT, October 14, 1977 . . . . . (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERSRECOMMENDATION1. Mountain View Cemetery - Ninth Renovation

The Medical Health Officer requests approval of the following project as detailed:

" In 1972 an Agreement with the I.O.O.F. and the City of Vancouver lapsed following a 1965 transfer of monies to the Perpetual Care Fund for the I.O.O.F. Section of the Cemetery. The City assumed responsibility for maintenance of this section at that time.

In an Agreement dated 1958 between the Vancouver Lodge #3 of the Knights of Pythias and the City of Vancouver, the City assumed care for an area in the cemetery set aside for the Knights of Pythias and known as Knights of Pythias Section, which lapsed in 1973 after a term of fifteen years. No further agreement is in existence and the City, by its earlier Agreement, has assumed perpetual care of this section. The two areas mentioned above, combined, create an area for renovation of approximately six acres. With reassignment of space not currently in use, 844 new graves will become available. The additional 844 new grave spaces will through leasing, provide \$92,840. to Cemetery Redevelopment:

(63.6% - \$59,080. to reserve plus  
36.4% - \$33,760. to Perpetual Care Funds).

It is not known when these monies will be generated. It depends solely on completion of the renovation to provide the grave spaces and the demand for spaces, which could be years.

The I.O.O.F. Section and the Knights of Pythias Section which make up the area for the proposed ninth renovation of Mountain View Cemetery will be renovated by re-position of markers as follows:

665 - erect to be laid flat  
620 - flat to be adjusted to new grading  
177 - to remain erect  
(to conform to City Standards).

The estimated cost for this renovation is as follows:

Labour: (grading, cultivating, seeding, resetting markers, etc., includes fringe benefits at 29%)	\$ 26,261.
Supplies, etc.	6,206.
SUB TOTAL	32,467.
10% Administrative and Overhead	3,247.
TOTAL ESTIMATE:	\$ 35,714.

At the lapse of these Agreements as noted above, the City has been generating income in the Perpetual Care Fund as a result of the Agreements on all subsequent sales as noted in the Agreements.

It is estimated that upon completion of this renovation labour costs to maintain the area will result in a reduction of approximately \$3,000 per year.

It is therefore requested that approval be given for the ninth renovation and that authority be given to file an application with the Minister of Consumer Services to proceed with this project.

Continued . . .

MANAGER'S REPORT, October 14, 1977 . . . . . (SOCIAL: A-2 - 2)

Clause No. 1 Continued

"The Medical Health Officer RECOMMENDS that:

- A. Council approve the ninth renovation as described above, including preparation of such plans and records as required.
- B. Funds in the amount of \$35,714. be appropriated from reserve for Cemetery Redevelopment, Account No. 4759. (This has been the source of funding for previous renovations of this nature for the Cemetery).
- C. The Medical Health Officer be authorized to make the necessary arrangements with the Minister of Consumer Services to proceed. "

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved.

CONSIDERATION

2. Development Permit Application Fees Non-Profit Societies

The Director of Social Planning reports as follows:

"On August 24, 1976, City Council amended the Zoning and Development Fee By-law No. 4188 to increase the fee charged to developers for Development Permit Applications. The fee is set to cover 100% of the cost of processing Development Permit Applications by City staff. Schedule 2 Subsection 4 of the By-law includes "day care, kindergartens and similar uses as determined by the Director of Planning". The application fee for such uses is \$75 for each 1,000 square feet or part of gross floor area up to 5,000 square feet to a maximum fee of \$375. The renewal fee for all uses is \$25.

For non-profit day care centres this application fee is often a financial hardship. In the past four months 5 new child care centres have requested grants from the City equal to Development Permit Fees. The average request was \$150. Council approved one request in May and deferred decision on the other four pending receipt of this report.

The Development Permit Fee can also be a hardship to other non-profit agencies operating programs on small annual grants. In June, Council approved a grant equal to Development Permit Fee of \$225 to the Thunderbird Activity Centre.

The cost of handling these small grant requests in terms of staff time can equal or exceed the Development Permit fee charged negating the original purpose of the fee. Also, the grant request process delays the processing of the Development Permit Application.

From January 1 to September 30, 1977, 16 Development Permit Applications for day care, kindergarten and similar uses were submitted by non-profit societies. Total revenue from these Development Permit Fees was \$2,242.50. (These figures include renewals as well as initial applications.)

The Director of Social Planning recommends that:

- A. The Director of Legal Services be instructed to amend the Zoning and Development Fee By-law No. 4188 to reduce to \$1.00 the fee charged to non-profit societies applying for Development Permits for day care, kindergarten and similar uses as determined by the Director of Planning.

Continued . . . . .

MANAGER'S REPORT, October 14, 1977 . . . . . (SOCIAL: A-2 -3)

Clause No. 2 Continued

B. City Council approve grants equal to Development Permit Fees to the following societies:

Dharmasara Child Care Society	\$150
Shaughnessy-Pt. Grey Out-of-School Care	\$375
Dunbar Heights After School Care	\$150
Bilingual School Out-of-School Care	\$150 "

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 265

Manager's Report, October 14, 1977 . . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Hardship Cases

Council requested further information with respect to Hardship Applications.

The Director of Permits and Licenses reports as follows:

"The original proposed guidelines for considering Hardship Applications (Appendix "A") was referred by Council to the Standing Committee on Community Services. On April 21, 1977, this Committee considered the Report and recommended:

- A) THAT the report be approved but the requirement that the owner shall have lived on the property for a minimum of two years to be eligible for hardship consideration be deleted.
- B) THAT any appeals on the decision of the Hardship Committee be heard by Council.
- C) THAT the Hardship Committee be authorized to request selected applicants to meet with the Hardship Committee to discuss their application in more detail.

On May 10, 1977, City Council adopted the recommendations of the Standing Committee on Community Services.

When the Standing Committee on Community Services considered the original Hardship Report (Appendix A), concern was expressed about the requirement that an owner shall have lived on the property for a period of two years as they felt that many young couples, in order to meet high mortgage payments on new homes must have suites in the basement however illegal they might be.

The rationale of your officials for requiring that an owner shall have lived on the property for a minimum of two years was that this would return more closely to the original intent of Council when the Hardship Policy was initiated many years ago. This Policy confined itself to the retention of existing accommodation but did not permit the installation of new and illegal accommodation. One of the chief problems that has occurred over the years has involved the increasing acceptance by Council of new illegal accommodation as hardship by persons who knowingly planned on the installation of such a suite but at the same time had guaranteed that none would be installed at the time of taking out the original Permits. Council approval of hardship suites under such circumstances has resulted in real injustice to those citizens who did comply with the requirements and constraints of the Single Family Dwelling areas.

Prior to the writing of the Hardship Report adopted by Council on May 10, 1977, there were no specific guidelines with respect to consideration under the Hardship Policy. Over the years this has resulted in the development of inconsistencies both by the Hardship Committee and the various City Councils concerned.

Since the adoption of the new guidelines, however, several meetings have been held by the Hardship Committee and they recognize that they can now reach decisions more precisely and that those decisions clearly reflect the original Hardship Policy.

Many applications are before Council to appear as delegations with respect to refused Hardship Applications under the new guidelines. If Council continues to support the decisions of

Manager's Report, October 14, 1977 . . . . (BUILDING: A-4 - 2)

Clause 1 Cont'd

the Hardship Committee based on the new guidelines, then probably the problem of the two year requirement is unnecessary. Because of the limited experience with these guidelines to date, it is suggested that your officials report back in one years time on the advisability of instituting the two year period of time based on economic grounds.

As very few of the applications being dealt with by the Hardship Committee are based entirely on medical grounds, no consideration was given by the officials requiring the applicant to have owned or occupied the premises for any specific time. The Committee has always relied entirely on the advice of the Medical Health Officer. Some concern recently expressed by Council suggests that Hardship Applications based on medical grounds should not be considered unless the applicant has been in the accommodation in question for a period of two years. However, it is suggested that consideration may be granted by the Committee for the relaxation of the two year time limit on the advice of the Medical Health Officer in special circumstances.

The Director of Permits and Licenses recommends THAT:

- A. An owner shall have lived on the property for a minimum of two years when the application is made solely on pre-existing medical grounds, but this time limit to be relaxed on the advice of the Medical Health Officer in special circumstances.
- B. I be requested to report in one years time on the advisability of requiring an owner to have lived on the property for a minimum of two years when the application is made on economic grounds."

The City Manager RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved.

2. Conservation Work at City Archives

The Director of Permits and Licenses reports as follows:

"When the Archives and Museum Storage Building was planned, one of the rooms was to be used for conservation and was to be shared between the Archives and the Museum.

For various reasons the Archives could not carry on a proper conservation program until just recently when a permanent Conservationist came on staff. After the Museums Association assumed responsibility of the Museum, the adjacent work room which was originally planned for taxidermy was phased out of use and both the taxidermy area and the conservation room were fully utilized by the Museum in their program of restoration of artifacts.

We have also recently found out that the ventilation system provided for these two areas is not sufficient for the fumes from the chemicals used in conservation of archival material. This does not evolve from poor design by the engineers but rather greater knowledge gained of the toxicity of the chemicals involved.

The City Archives now need a space and an exhaust system for their future conservation work and both the Museum and the Archives are agreeable to a re-allocation of space. The room designated as shared conservation room would be wholly assigned to the Museum whereas the room previously a Museum Storage Room would be divided into a Registrar's area (Museum) and an archival conservation lab.

In order to use this room properly, the Workers' Compensation Board has advised us that due to the toxicity of the chemicals we must install a 5' asbestos lined fume cabinet with all necessary exhaust and plumbing. There is no other area in the complex for this facility. We estimate the cost of such an installation to be \$7,000.

Cont'd . . .

Manager's Report, October 14, 1977 . . . . (BUILDING: A-4 - 3)

Clause 2 Cont'd

The Director of Finance advises that if Council approves the recommendations of this report, funds will be provided from Contingency Reserve.

It is recommended that Council approve the use of the space for a conservation lab and the expenditure of necessary funds in the amount of \$7,000 for a fume hood to exhaust toxic fumes. Funds to be provided from Contingency Reserve."

The City Manager recommends the foregoing report of the Director of Permits and Licenses be approved.

RECOMMENDATION AND CONSIDERATION:

3. Federal Building - Block 56

On June 28, 1977, Council resolved that:

- "(a) Council approve in principle the construction by the Federal Government of an office building on Block 56 subject to the development meeting the zoning requirements of the Downtown Development Plan;
- (b) Council request the Department of Public Works to investigate specific Federal commitments to regional town centres (where, when and how much);
- (c) Council request a meeting with the Minister of Public Works, his staff and the G.V.R.D. to discuss the findings and recommendations of this report."

On July 8, 1977, members of Council and of the G.V.R.D. met with the Minister of Public Works, Mr. Buchanan, and reached a consensus on the re-design of the building and on future expansion of federal offices in regional centres.

It was an informal meeting--no minutes were kept, and only press reports are available.

A draft resolution was prepared that met the desires of Council and of the G.V.R.D. It was passed by the Board of the G.V.R.D. in this form:

"WHEREAS The Federal Minister of Public Works has requested the Council of the City of Vancouver and the Board of Directors of the Greater Vancouver Regional District to advise on the Forward Plan for Federal office space requirements prepared by Ministry staff, and

WHEREAS The Federal Ministry of Public Works estimates that between 2.1 and 2.5 million square feet of office space (net) will be required by the Federal Government in Greater Vancouver by 1986 of which 621,000 square feet (net) is presently owned and occupied by the Crown and 1,150,000 is leased, and

WHEREAS City and GVRD staffs have investigated several options for meeting the Federal office space requirements by utilizing and renovating existing Crown owned space, building new space, buying existing buildings and leasing space both within Vancouver and Regional Town Centres.

BE IT RESOLVED THAT:

1. The Council of the City of Vancouver or the Board of Directors of the Greater Vancouver Regional District advise the Federal Minister that the option for meeting minimum Federal office space requirements which best fits the City of Vancouver's Downtown Plan and the Livable Region Proposals of the GVRD is the one which locates new Federal office space as follows:

Manager's Report, October 14, 1977 . . . . (BUILDING: A-4 - 4)

Clause 3 Cont'd

- a) 500,000 square feet (net) in a new Federal Building to be built on Block 56 in Downtown Vancouver, which is in accordance with the City's zoning by-law limiting gross building area on the site to 650,000 square feet,
- b) 360,000 square feet (net) in existing Federal buildings in Downtown Vancouver, renovating particularly those buildings in the vicinity of Hastings and Granville Streets which have heritage value,
- c) 300,000-400,000 square feet (net) in new Crown owned buildings located in Regional Town Centres in Burnaby and New Westminster, whose programs for receiving such buildings are well advanced, and,
- d) 300,000 square feet (net) by the purchase of existing office space in the office core of Downtown Vancouver

and which would maintain the following existing Federal office space accommodation:

- e) 250,000 square feet (net) in various locations outside Vancouver in the Greater Vancouver Region,
- f) 250,000 square feet (net) in the City of Vancouver outside of the Downtown and
- g) 50,000-150,000 square feet (net) in leased space in Downtown Vancouver.

If additional Federal office space is required over and above the 2.1 million square feet minimum required by 1986, it should be located in Regional Town Centres as proposed in the Forward Plan of the Ministry."

The motion has never been formally adopted by City Council.

Since then, the Federal Government has appointed architects and they have met with City staff. A disagreement has arisen over the interpretation of Clause 'a' of the joint resolution above.

- A) The architects have been given to understand that the maximum floor space is limited only by the zoning. Hence the amount of office space on Block 56 by itself could be 500,000 square feet net, but additional office space might be created by utilizing left-over FSR on the adjacent CBC block. (By a separate building there, by consolidation or by transfer of development rights.)
- B) City staff have maintained that while the figure of 500,000 net was indeed derived from the zoning of Block 56, the consensus reached between the Minister, the GVRD and Council was that this amount of office space was the maximum that should be constructed in that location, irrespective of surplus FSR available on the adjacent CBC block.

The architects are seeking clarification from the Minister. To settle the matter, it would also be helpful if Council would formally adopt the joint resolution quoted above and clarify its interpretation between (A) and (B) above."

The City Manager RECOMMENDS that Council approve the joint resolution approved by the GVRD and puts for CONSIDERATION the choice of interpretation between (A) and (B).

Manager's Report, October 14, 1977 . . . . (BUILDING: A-4 - 5)

RECOMMENDATION:

4. 7375 Blenheim Street, D.P.A. No. 78864 and  
7077 Carnarvon Street, D.P.A. No. 78466

The Director of Planning reports as follows:

"Development Permit Application #78864 was filed by Mr. L. Czink (Contractor) for Dr. D. B. Rix to construct a 36'0" x 72'0" stable on this site providing accommodation for the keeping of ten (10) horses.

In accordance with Section 10:18:2 of the Zoning and Development By-law, the site would permit a maximum of fifteen (15) horses.

Development Permit Application No. 78466 has been filed by Mr. Paul Danielson, for Dr. K. Walters, to construct a 1,475 sq. ft. addition to the existing stable on this site. Dr. Walters also submitted a letter requesting permission to keep four (4) horses on this site.

Resolution of City Council dated September 20, 1960 permitted the keeping of two horses on this site.

Both sites are located in an RA-1 (Limited Agricultural District). Section 10:18:2 of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning has approved Development Permit Applications #78864 and 78466 thereby permitting the construction on these sites subject to the following condition:

Prior to the issuance of the Development Permits, the applications are to be referred to Council for approval for the keeping of horses on the sites as requested.

The Director of Planning recommends that City Council approve:

- (A) the keeping of a maximum of ten (10) horses at 7375 Blenheim Street;
- (B) the keeping of a maximum of four (4) horses at 7077 Carnarvon Street."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

5. Shell Canada Limited Gasoline Service Stations  
2480 West 41st Avenue and 3685 East Hastings Street

The Director of Planning reports as follows:

"The City Clerk has received a letter from S. T. Dawes, Senior Marketing Representative of Shell Canada Limited (see Appendix I) requesting that the self-serve license privileges be transferred from the gasoline service station at 3685 Hastings Street (near Boundary Road to 2480 West 41st Avenue (at Larch)).

The Development Permits approving the construction and/or alterations to the above noted gasoline service stations were processed as follows:

Manager's Report, October 14, 1977 . . . . (BUILDING: A-4 - 6)

Clause 5 Cont'd

2480 West 41st Avenue

This gasoline service station was erected in 1951 and was added to in 1963 (D.P. #28717) and again altered in 1971 (D.P. #55049). The most recent approved drawings indicate the provision of three service bays and two pump islands with access from both 41st Avenue and Larch Street.

3685 East Hastings Street

This building was constructed in 1937 and converted to an automotive repair shop, gasoline service station in 1965 (D.P. #35481). Further alterations, including the construction of a kiosk for the gasoline service station was approved in 1972 (D.P. #59914), the approved drawings indicated the provision of seven service bays and two pump islands.

Development Permit No. 73734 was issued on October 27, 1976 to construct a building containing retail, offices, restaurant and residential units on this site. A permit to demolish the existing building was subsequently issued on May 13, 1977.

The statistics submitted with the Manager's report on self-service gasoline stations, dated April 7, 1975 (approved by City Council April 15, 1975) listed Shell Canada Limited as having 46 gasoline service stations in the City, 15 or 32.6% of which are self-service, exceeding the City Council's limitation of 15%.

Shell Canada have advised that as of September 19, 1977 they have 37 gasoline service stations in the City, 15 of which are self-service. However, paragraph 7 explaining the "METHODS OF CONTROL" contained in the City Manager's report of April 7, 1975 states:

'In order to specify a limit on the number of self-serve gas stations it is clear that a number rather than a percentage should be given. However, a number would not necessarily account for differences in the size of companies. To overcome this, a method of control is proposed that fixes the number of self-serves at 15 percent for each company and calculated from that company's total service stations on April 1, 1975. Reduction in total numbers after that date would have no effect on the number of self-serves permitted, thus eliminating any encouragement of retention of marginal gas stations. Certain other provisions are included so as to be equitable to smaller companies.'

Since the proposed change of self-service license does not alter the original number of self-serve gasoline stations for Shell Canada Limited it is recommended that the gasoline service station at 2480 West 41st Avenue be added to and that 3685 East Hastings Street be deleted from the list of permitted self-serve gasoline stations in Schedule "B" of the License By-law regarding self-service gasoline stations. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, October 14, 1977 . . . . (BUILDING: A-4 - 7)

6. City Hall Space Requirements - Planning Department  
Third Floor, East Wing

The Director of Permits and Licenses reports as follows:

"A re-organization plan for the third floor of the East Wing is in progress to improve the efficiency and working conditions of the Planning Department and to determine the best location for the Central Area Division which occupies space on the ground floor. This Division was temporarily allocated this space in order to return it to City Hall from rented accommodation so that this could be better integrated with the remainder of the Department.

This re-organization plan is not complete, but the Director of Planning has requested some minor interim re-arrangement on the third floor which fits in with the plan being developed for the whole Department. This involves an interchange between some staff of the Special Services Division and the Overall Planning Division. The Overall Planning Division are now up to full strength and recent additions in staff have had to be accommodated in different locations on the third floor in inadequate space. The interim changes requested will enable the Overall Planning Division to be consolidated in a more appropriate location which will improve operating efficiency and facilitate needed closer working relationships with other Divisions.

The cost for minimum alterations to achieve these objectives is estimated at \$1,800.00.

The Comptroller of Budgets advises that alterations in the Planning Department were noted as one possible requirement for funds when the Supplementary Capital Budget was prepared. If Council agrees to this expenditure for interim re-arrangement in the Planning Department the required funds will be provided from the Supplementary Capital Budget.

It is recommended that the City Architect be authorized to make an interim re-arrangement in the Planning Department as detailed above to increase the operational efficiency and working relationships of the staff at an estimated cost of \$1,800.00. The source of funds to be the Supplementary Capital Budget."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 266-267

A-6

MANAGER'S REPORT, October 14, 1977 . . . . . (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERSRECOMMENDATION AND CONSIDERATION1. Main Street Merchants Fair

The City Engineer reports as follows:

"In a letter dated September 26, 1977, Mr. John Brohman, Chairman of the Main Street Fair Committee, requests that a portion of the lane west of Main Street between 27th and 28th Avenues be closed to vehicular traffic. The specific dates and times requested are:

Friday, October 21, 1977, 10:00 a.m. to 10:30 p.m.  
 Saturday, October 22, 1977, 10:00 a.m. to 10:30 p.m.  
 Sunday, October 23, 1977, noon to 10:00 p.m.

This partial closure of the lane is required to accommodate the Main Street Merchants Fair that will take place on the Canada Safeway parking areas which are located on the west side of Main Street between 27th and 28th Avenues. The proposed merchants' fair will have booths featuring merchandise, games of chance and food, along with carnival rides, live and taped music and a beer garden. The partial closure of the lane will permit the public to cross from one parking area to the other without encountering vehicular traffic.

In a meeting attended by representatives of the various City Departments and Government agencies concerned (FEST Committee), the Main Street Merchants Association advised that they had canvassed the residents in the area bounded by Main Street, 27th Avenue, Ontario Street and 29th Avenue for any comments on their proposed event and that the response was overwhelmingly in favour of the Main Street Fair. The Police Department will provide special attention for this event and B.C. Hydro transit operations will not be affected. There are no objections to this event from a Traffic Engineering standpoint and the temporary parking restrictions and partial lane closure will be done by City crews. The estimated cost of the traffic control requirements is \$120, and as the Main Street Merchants will be responsible for cleaning up the area, there are no charges contemplated from the Sanitation Branch.

Should Council approve the applicant's request to close a portion of the lane west of Main from 28th Avenue to 60 meters (200') north, such approval should be subject to the following conditions:

- a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
- b) Any food concessions to be approved by the City Health Department.
- c) All relevant licenses be obtained by the applicant prior to the events.
- d) The cost of temporary traffic controls be borne by the applicant.
- e) The cost of any street cleaning over and above normal street cleaning be borne by the applicant."

If Council favours a beer garden, the City should notify the Liquor Control and Licensing Branch that City Council has no objection to the issuance of a liquor license for this event.

The City Manager notes that the FEST Committee recommends approval of this application. Hence, the City Manager RECOMMENDS approval of the fair subject to the five conditions above and submits the matter of the liquor license for CONSIDERATION.

RECOMMENDATION

2. Heating and Cooling - No. 1 Firehall

The Director of Permits and Licenses reports as follows:

"When No. 1 Firehall was originally designed the Architect and his Engineers attempted to meet a fixed budget and consequently certain items in the mechanical system were not included in the hopes that they would not be required.

Since occupancy of the building it has been found that the upper floors have suffered from the exposed nature of the site by high heat gain in the early morning from the east sun and the afternoon from the west sun. During the winter the building is exposed to high easterly winds and suffers a high heat loss, therefore in periods of extreme weather the building is extremely uncomfortable.

In order to improve the performance of the mechanical plant it is necessary to install an air conditioning unit and carry out certain additional work to the heating plant at a total cost of \$20,500. The conditions would be further improved and substantial energy saved if double glazing was installed to the windows at an additional cost of \$11,500. It is therefore recommended that the above noted work be carried out at a total cost of \$32,000.

The Director of Finance advises that if Council approves the recommendations of this report funds will be provided from the 1977 Supplementary Capital Budget.

It is recommended that Council approve the expenditure of funds in the amount of approximately \$32,000 to rectify heating and cooling problems at No. 1 Firehall, funds to be provided from the 1977 Supplementary Capital Budget."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 267

A-7

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION1. Young Canada Works, Canada Works Project and Provincial Youth Employment Program

The Superintendent of Parks and Recreation reports as follows:

"The Park Board in the past in applying for Federal grants similar to the Young Canada Works Projects and Provincial Youth Employment Program, has not paid union scale (Canadian Union of Public Employees and V.M.R.E.U.), as the personnel employed were of a non-union category. We have now been informed that the Park Board will be required to pay union scale on the Young Canada Works Projects and Provincial Youth Employment Program. On the average, monies are needed to increase wage costs from \$120 per week to \$158 per week (1977 rates) for project workers to meet union scale, and from \$156 per week to \$181 per week (1977 rates) for project managers to provide an equitable differential.

The additional funds required to meet union rates are:

Young Canada Works . . . . .	\$10,781.
Canada Works . . . . .	2,541.
Provincial Youth Program . . . .	2,753.
	<hr/>
	\$16,075.
	<hr/>

## SUMMARY OF PROJECTS:

(A) YOUNG CANADA WORKS1. Discovery 77

Manager, PG 10, 1st step, 1 x 14 wks. x 181	= \$2,534.
Other, PG 5, 1st step, 2 x 14 wks x 158	<hr/> = \$4,424.
	\$6,958.
Add: 11% F.B.	<hr/> 765.
	\$7,723.
Less: amount funded for Sal. & F.B.	<hr/> 6,154.
	\$1,569.

Additional funds required:

2. Sports for Handicapped

Manager, PG 10,1st step, 1 x 14 wks. x 181	= \$2,534.
Other, PG 5, 1st step, 4 x 14 wks. x 158	<hr/> = \$8,848.
	\$11,382.
Add: 11% F.B.	<hr/> 1,252.
	\$12,634.
Less: amount funded for Sal. & F.B.	<hr/> 9,883.
	\$2,751.

cont'd.....

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (FINANCE: A7-2)

Clause #1 continued:3. Communipaction

Manager, PG 10, 1st step,	=	\$2,534.
1 x 14 wks. x 181		
Other, PG 5, 1st step,	=	11,060.
5 x 14 wks. x 158		
		\$13,594.
Add: 11% F.B.		1,495.
		\$15,089.
Less: amount funded	=	11,748.
for Sal. & F.B.		
Additional funds required:		\$3,341.

4. Drama Workshop

Manager, PG 10, 1st step,	=	\$2,172.
1 x 12 wks. x 181		
Other, PG 5, 1st step,	=	5,214.
3 x 11 wks. x 158		
		\$7,386.
Add: 11% F.B.		812.
		\$8,198.
Less: amount funded	=	6,647.
for Sal. & F.B.		
Additional funds required:		\$1,551.

5. Out Trip 77

Manager, PG 10, 1st step,	=	\$2,534.
1 x 14 wks. x 181		
Other, PG 5, 1st step,	=	4,424.
2 x 14 wks. x 158		
		\$6,958.
Add: 11% F.B.		765.
		\$7,723.
Less: amount funded	=	6,154.
for Sal. & F.B.		
Additional funds required:		\$1,569.

(B) CANADA WORKS1. Touch

Manager, PG 12, 1st step,	=	\$5,130.
1 x 27 wks. x 190		
Other, PG 5, 1st step,	=	11,850.
3 x 25 wks. x 158		
Other, PG 5, 1st step,	=	4,108.
1 x 26 wks. x 158		
		\$21,088.
Add: 11% F.B.		2,319.
		\$23,407.
Less: amount funded for	=	20,866.
Sal. & F.B.		
Additional funds required:		\$2,541.

cont'd.....

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (FINANCE: A7-3)

Clause #1 continued:(C) PROVINCIAL YOUTH EMPLOYMENT PROGRAM1. Marpole

4 students PG 5, 1st step,	
4 x 9 wks. x 158	= \$5,688.
Add: 11% F.B.	625.
	<hr/>
	\$6,313.
Less: amount funded	
for Sal. & F.B.	4,695.
	<hr/>

Additional funds required: \$1,618.

2. Strathcona

5 students PG 5, 1st step,	
5 x 9 wks. x 158	= \$7,110.
Add: 11% F.B.	782.
	<hr/>
	\$7,892.
Less: amount funded	
for Sal. & F.B.	6,757.
	<hr/>
Additional funds required:	\$1,135.

GRAND TOTAL . . . . . \$16,075.

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The Comptroller of Budgets and Research advises that if the foregoing is approved, source of funds will be Contingency Reserve.

The Superintendent of Parks and Recreation recommends that City Council approve the amount of \$16,075. to meet union scale and provide the equitable differential for Project Managers."

The City Manager RECOMMENDS that the recommendation of the Superintendent of Parks and Recreation be approved.

2. Establishment of One (1) Additional Community Health Nurse Position - Health Department

The Medical Health Officer reports as follows:

"To effectively carry out the Home Care Program the Provincial Government has approved (copy of letter dated September 27, 1977, attached), the establishment of one (1) additional position of a Community Health Nurse is required.

The cost, as set out below, is fully recoverable from the Metropolitan Board of Health in the usual monthly billings.

cont'd.....

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (FINANCE: A7-4)

Clause #2 continued:

Community Health Nurse I	<u>Oct. - Dec. 1977</u>	<u>Annual Recurring 1978</u>
<u>1 Position</u>		
a) Salary at \$1,399.00 per month	\$ 4,197.00	\$ 16,788.00
b) Fringe Benefits (12%)	504.00	2,015.00
c) Auto allowance	270.00	1,080.00
	<hr/>	<hr/>
	\$ 4,971.00	\$ 19,883.00
	<hr/>	<hr/>

Your Medical Health Officer recommends that:

A full time nursing position be established to handle the additional work-load in the Provincially-funded Home Care programme, as requested of and approved by the Provincial Department of Health. There will be no additional cost to the City as a result of this report, as the position will be fully funded by the Provincial Government.

The City Manager RECOMMENDS that the foregoing report of the Medical Health Officer be approved.

CONSIDERATION

3. Grant Request of the Y.M.C.A.  
for Langara Property

The following report is submitted by the Supervisor of Properties:-

"By letter dated August 9, 1977 (Appendix I) the Y.M.C.A. of Greater Vancouver are requesting the City contribute, in the form of a 1/3 write down, on the cost of the land purchased from the City. The two acre site in question is located in Langara and was approved for sale to the Y.M.C.A. who have paid \$450,000.00 for the site (1974 market value). The grant request would therefore constitute a write down of \$150,000.00. Their letter shows the total projected cost of their project as \$3,300,000.00 and they state they need additional funds due to time delays, rising costs and unanticipated expenditures.

On August 13, 1974, at which time Council resolved to sell these two acres to the Y.M.C.A., Council further resolved:

'Further that it be clearly understood that the City is under no obligation with respect to Capital funding in the construction of the Y.M.C.A. facility, although the Council supports the Y.M.C.A.'s application to the Provincial Government for capital funding of the project.'

On November 9, 1976 Council passed the following motion:

'That Council recommend to subsequent Councils that a grant of \$333,000.00 to the Y.M.C.A. "Family Y Project" at Langara be approved, on the basis of 1/3 of this amount being released in each of the years 1977, 1978 and 1979, subject to construction commencing in 1977, these funds to be taken from the annual Supplementary Capital Budgets.'

Clause #3 continued:

On March 15, 1977 Council passed the following:

'That a grant of \$111,000.00 to the Y.M.C.A. Family Y Project at Langara be approved subject to construction commencing in 1977, and the funds be appropriated from the Supplementary Capital Budget.'

The Y.M.C.A. state they meet the guidelines established for receiving a contribution from the City in the form of a 1/3 reduction in the cost of the land.

A policy for aid and/or subsidies to non-profit organizations was approved by Council on December 3, 1974 (Appendix II). Organizations who purchase property at a subsidized price are required to enter into an agreement undertaking to comply with this policy. It would appear that the Y.M.C.A. would qualify under the guidelines providing there is no conflict between the money already granted and clause (a)v of the policy guidelines in Appendix II (attached).

In the event that a further grant is made to the Y.M.C.A. for 1/3 of the cost of the land in the amount of \$150,000.00, it would be subject to the Y.M.C.A. entering into an agreement undertaking to comply with the City's existing policy for aid and/or subsidies to non-profit organizations as approved by Council on December 3, 1974.

The following gives the financial picture regarding the Langara lands:-

COSTS

Acquisition (land - 66.1 acres)	\$ 4,500,000.
(equipment)	24,267.
Servicing & Utilities & Relocation of golf course	666,429.
City's share - peripheral fitness circuit	30,400.
Interest on borrowed purchase money	1,136,417.
	\$ 6,357,513.

<u>REVENUE FROM SALES</u>	<u>5,525,000.</u>
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<u>FINANCIAL LOSS</u>	<u>\$ 832,513. (D)</u>
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The above loss does not include the \$333,000.00 grant to the Y.M.C.A. approved by Council on November 9, 1976.

The lands known as the "Langara Lands" comprise approximately 141 acres. The City purchased the northerly 75 acres in 1967. In 1973 the southerly 66.1 acres were purchased, with the intention of recovering this purchase price and all related costs through the sale of approximately 20 acres from the northerly 75 acre parcel. Five lots were created from the 20 acres.

Unavoidable delays resulted in the market housing sites being offered for sale at a less favourable time, and revenues therefore were not as high as anticipated. The two market housing sites brought \$300,000.00 per acre; 2 acres and 3 acres were sold to the Y.M.C.A. and the Provincial Government respectively for \$225,000.00 per acre, and another 2 acre site was sold to the Provincial Government for senior citizen housing at \$250,000.00 per acre. The recoveries from sales do not cover the total costs of acquisition.

cont'd.....

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (FINANCE: A7-6)

Clause #3 continued:

Debt charges on the borrowed money were paid out of general revenue. For this reason the actual final cash position will be positive, and, if approved, the Y.M.C.A. grant by way of a 1/3 write down of the purchase price could come out of this fund. However, it should be recognized that, based on the original intention, the City already has a loss of \$832,513.00 and a reduction in the revenue from sales by a 1/3 write down of the Y.M.C.A. site would increase that loss.

Submitted for Council's consideration is the request of the Y.M.C.A. for a 1/3 reduction in their purchase price."

The City Manager submits the above report of the Supervisor of Properties to Council for CONSIDERATION.

RECOMMENDATION

4. 1977 Operating Budget Contingency Reserve,  
Requirement for Additional Funding

The Director of Finance reports as follows:

"The 1977 Operating Budget Contingency Reserve has, at this date, an uncommitted balance of approximately \$43,000 for the balance of the current fiscal year. This is considered inadequate to meet minimal requirements and it is therefore intended to review requirements and make a further forecast of needs, for presentation and recommendation to Council in the September budget review, to be submitted at the end of October. It is recommended, however, that in the interim, pending submission of the September budget review, an amount of \$50,000 be transferred from the "Surplus on Revenue" account to Contingency Reserve, to bring the uncommitted balance on Contingency Reserve to \$93,000 to meet minimal unforeseen needs.

The Director of Finance recommends that funding of \$50,000 be transferred from the Surplus on Revenue account to Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

5. Police Communications Centre Staffing

The Chief Constable reports as follows:

"BACKGROUND:

On May 11, 1976, Council authorized funds for training of back-up relief operators and hiring of up to ten temporary Communications Operators to handle the increased workload due to start-up of the new Communications Centre and implementation of the 9-1-1 Emergency Number.

Following a report to Council on 20 August 1976, funds were authorized for modifications in the telephone system to separate 9-1-1 calls from lower priority report calls and for hiring of temporary replacement operators to prevent staff shortages due to sickness and holidays. Council further authorized retention of four of the original temporary operators to permit adequate time for workload measurements under long term conditions and requested definition of a required level of service.

Problems with implementation of these telephone modifications by B.C. Telephone Co. and problems with microprocessor hardware delayed gathering of basic workload information until May 1977. Approval was given by the City Manager at the beginning of February 1977 to defer the report on staff requirements until April 1977, when

cont'd.....

Clause #5 continued:

information would be available on the new equipment. Authority was also requested at this time to include funding in the 1977 budget to continue the four Communications Operators temporary positions to May 1, 1977. During May and June 1977, alternative staffing arrangements were tested and the data collected was subsequently analyzed.

This report describes the level of services required to serve the public, the results of the staff evaluation and the need for additional permanent operators. It recommends that the level of service to calls be improved by retaining two of the four temporary operators on a permanent basis and by utilizing the Centrex operators as report takers.

LEVEL OF SERVICE

Two types of telephone calls arrive in the Communications Centre: 9-1-1, or "Emergency" calls, are handled by one group of operators and non-emergency complaint, or "Report" calls, are handled by a second group of operators.

The Police Department attempts to answer all emergency calls on the first ring, i.e. within five seconds. Rather than being evenly spaced, calls arrive randomly and when they arrive in groups all operators may become busy, forcing additional calls to wait in excess of one ring. We deem the standard of response considered acceptable is to answer 95% of all calls on the first ring, i.e. there is 5% chance of a caller having to wait over five seconds. Counts indicate there is a 1% chance that a call waits over five rings (approximately 25 seconds).

The decision of what constitutes an acceptable level of response to EMERGENCY calls is a balance between meeting the demand and minimizing costs:

- (a) When the level of response dropped to approximately 90% of calls answered on the first ring, complaints of delays in obtaining emergency assistance were received from the public by B.C. Telephone Co.
- (b) To improve the level of service so that more than 95% of calls are answered on the first ring requires a significant cost increase. It is estimated that improving the level of service so that 98% of calls are answered on the first ring would require in excess of five additional operators (one per shift) or a minimum increase of \$75,000 annually.

A much lower grade of service is provided for the report type calls: approximately 77% of these are handled immediately, the remaining callers must re-dial. Although this represents an improvement over response in the old Communications Centre, some additional improvement is required to aid the overall operation of the Centre and reduce the number of complaints being received from the public. Immediate improvement in response to report calls is possible at a significantly lower cost than improving Emergency call response by utilizing the present Centrex operators, and modifying their job description.

EVALUATION OF STAFF REQUIREMENTS

The workload handled by the new Communications Centre was higher than anticipated in the original staff estimates and required the retention of four temporary operators from August 1976 to May 1, 1977. The following factors accounted for this increase:

- (a) Many calls which were not answered or left to ring a long time in the old Centre are now being answered quickly. Report calls in particular were given very poor service.

cont'd.....

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (FINANCE: A7-8)

Clause #5 continued:

- (b) The number of emergency calls received has increased by approximately 42%. Although a 15% increase had been expected due to Fire and Ambulance calls on 9-1-1 (actual increase 12%), this further increase is due to:
  - increased awareness of the service provided by the Police Department developed through the Team Policing Program, and
  - a single easily remembered emergency number.
- (c) In February, 1975 Council authorized an increase of 120 additional Police officers. Due to lengthy training programs, the impact of this increase was not felt until 1976, resulting in a significant increase in the workload of the dispatch section at that time. It is explained that the Dispatchers and the Telephone Operators are employed on an interchangeable basis as the work load fluctuation demands. Dispatchers and Telephone Operators are identified under the general heading of Communication Operators thereby allowing this flexibility.

The telephone changes approved by Council on 20 August 1976 but not completed by B.C. Telephone until May 1, 1977, permitted us to reduce from four to two temporary operators while maintaining the desired level of service (95% of Emergency calls answered on the first ring). It was, however, found necessary, in order to maintain recommended levels of response, to eliminate vulnerability to overloads, long term problems of supervision and excessive pressure on operators, to continue two of the four temporary positions beyond May 1, 1977.

Subsequently, trials were conducted with fewer than the two temporary operators, but this resulted in:

- an increase in number of calls waiting over one ring,
- complaints from the public made to B.C. Telephone Co.,
- reduction in the number of Report calls handled, and
- staff complaints due to pressure and shortened lunch and rest periods.

The two temporary positions have therefore been continued pending submission of this report. It is now recommended, for reasons as explained in the foregoing, that the two positions be made permanent effective May 1, 1977 at an annual cost of approximately \$32,000 at 1977 rates, and that additional funding of approximately \$21,000 be provided in the Police Department 1977 budget to cover the costs from May 1 to Dec. 31, 1977, recognizing that a portion of these costs have already been incurred to date.

These two additional positions provide one full time equivalent on each of the day and afternoon shifts five days per week. However, since the work load is excessive on six days of the week it is necessary to provide temporary help relief on the sixth day. It is also requested therefore, that additional temporary help be authorized to the equivalent of approximately 52 man days per year at an annual cost of approximately \$6,000 at 1977 rates, and that additional funding of \$4,000 be provided to cover this cost in the current year.

CENTREX OPERATORS

The Police and Fire Department Centrex switchboard adjoins the Communications Operation room. This switchboard is staffed by two operators sixteen hours per day. The second operator acts primarily as relief for the first during lunch and coffee breaks and relieves the Centre receptionist during her lunch break.

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MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (FINANCE: A7-9)

Clause #5 continued:

Most non-emergency calls are requests for information and since the Centrex operators are familiar with Police procedures and experienced at providing information to callers and the workload at the switch-board is low, it is proposed that the second operator could assist with these non-emergency calls when not required for relief purposes.

RECOMMENDATIONS

The Chief Constable recommends:

- A. That two Communications Operator I positions be established on a permanent basis effective May 1, 1977 at an annual recurring cost of \$32,000 at 1977 rates, and that additional funding of \$21,000 be provided in the Police Department budget to cover the cost of these two positions in 1977.
- B. That additional temporary help in the annual amount of \$6,000 at 1977 rates be authorized in the Police Department operating budget and that additional funding of \$4,000 be provided to cover these costs in 1977.
- C. That the Director of Personnel Services be authorized to conduct a review of the two positions of Switch Board Operator in the Centrex Switch Board to determine the correct classification for these positions.

The Comptroller of Budgets and Research advises that, if this report is approved, the source of the additional funding required for 1977 totalling \$25,000, will be Contingency Reserve."

The City Manager notes that the permanent funding requested above is effectively for 2 1/2 operators, a reduction from the 10 extra positions authorized in May, 1976, which was reduced to four in August, 1976. Any further reduction would have noticeable effects on public safety and service to citizens.

Hence, the City Manager RECOMMENDS that the recommendations of the Chief Constable be approved.

FOR COUNCIL ACTION SEE PAGE(S) 267 & 268

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Property -  
East Side 1400 Block Clark Drive

The Supervisor of Properties reports as follows:

"On July 25th, 1977 offers to purchase City-owned Lot 2, except the east ten feet, Sub-division A, Block 155, District Lot 264A, Plans 1771, 442 and 4095 were opened in public. The high offer of \$43,500.00 from Amrelco Food Distributors Limited was recommended to Council, and the sale was approved by Council on August 9th, 1977.

After approval of the sale by Council, the deposit cheque from Amrelco Food Distributors Limited was found to be NSF. All attempts to establish communications have been unsuccessful despite letters to the Company and to the Company's lawyer. On September 13th a double-registered letter was sent to the Company and to the Company's lawyer, advising that if the payment was not received by September 20th, this office would take the position that the Company did not wish to proceed with the sale, and would then report to Council recommending cancellation. Neither the Company nor the Solicitor have replied and in view of this there appears to be no justification for pursuing the offer from Amrelco Food Distributors Limited.

The second highest bid received on this property was \$41,800.00 and the bidder has been asked if he wishes to confirm his offer on this site. Accordingly he has re-submitted his deposit cheque representing 5% of his bid. However, he has advised us the funds he had reserved for this purchase were used in the purchase of other property and now requests that the sale date of this site be established as December 1st, 1977 in order to complete his financial arrangements.

The Supervisor of Properties believes this offer of \$41,800.00 still represents fair market value and the bidder's request to establish the sale date as December 1st a reasonable one.

It is therefore recommended that:

A . The Resolution of Council of August 9th recommending the sale of this property to Amrelco Food Distributors Limited be rescinded.

B . The sale of this property be approved to the second highest bidder as follows:

Lot 2 except east 10', Sub-division A, Block 155, District Lot 264A  
Plans 1771, 442, and 4095.

<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>	<u>Conditions</u>
Zan Proyck	33' x 104' +	\$41,800.00	City terms @ 11%	Bulkhead Agreement Lot is above and below lane level. Sale date to be December 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd. . . . .

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (PROPERTIES: A9-2)

2. Burrard Street Widening: 1917-1945 Burrard Street

The Supervisor of Properties reports as follows:

"City Council on October 4, 1977 approved the City Manager's report dated September 30, 1977. (Item 1 Properties) recommending the following:

- ' (a) The expenditure of \$146,162.00 for the cost of alterations and addition to the building at 1917-1945 Burrard Street and the awarding of the contract to Kennett Contracting Ltd.
- (b) The expenditure of \$19,054.00 to pay architect and other consulting fees.
- (c) Authority to pay cash compensation to the two Lessees and cash compensation to the owners for lost rental revenue. These amounts to be submitted for City Council approval when work is completed.'

However, one of the Lessees, Mr. R. W. Hawkins, the owner of Humdinger Marine and Outdoor Equipment Incorporated at 1917-1935 Burrard Street, through his Solicitor has asked that an interim settlement be arranged to take care of his continuing financial obligations during the 14 week construction period. Unless this is done, this Lessee will not give up possession of his premises so that construction can commence immediately.

Under the circumstances, rather than incur costly construction delays, the following interim settlement has been arranged with the concurrence of the Director of Legal Services which has been accepted by the Lessee and his Solicitor:

- (a) Payment of the sum of \$3,200.00 not later than October 31, 1977.
- (b) Payment of \$3,200 on November 15, 1977, and a payment of \$3,200.00 on December 15, 1977
- (c) January 15, 1978, payment to be on a pro rata basis depending upon progress of building construction.
- (d) All adjustments to be made on completion of building construction and production of the Lessee's financial records.

Details of the final settlement with this Lessee will be reported to City Council when all work has been completed, and an assessment is made of all compensable items.

Recommended that an interim settlement on the foregoing basis be arranged with Mr. R. W. Hawkins of Humdinger Marine & Outdoor Equipment Incorporated at a cost not to exceed \$12,800 (\$3,200 X 4) chargeable to Account Code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (PROPERTIES: A9-3)

3. Anavets Senior Citizens' Housing Society

The Supervisor of Properties and the Director of Legal Services report as follows:

"On August 29, 1972 Council approved the sale of Lot "D", Block 109, District Lot 264A, Plan 14682 to Anavets Senior Citizens' Housing Society for \$26,470.00 on condition that the Society grant the City a two-fold 21-year option to repurchase the property if the Society failed to build within two years or if at any time during the 21 years the property was no longer used for non-profit senior citizens' housing. Anavets had trouble getting started on the project and several times Council extended the deadline for commencement of construction.

The Provincial Government now proposes to purchase the property from Anavets for \$200,750.00 and then grant the Society a 60-year ground lease. The lease will require the Society to build the senior citizens' housing project within a reasonable time and thereafter to maintain the building as senior citizens' housing. The windfall to the Society from the sale to the Provincial Government is to be applied to construction costs. However, the construction will chiefly be financed by a Central Mortgage & Housing mortgage of the ground lease. The mortgage will allow C.M.H.C. to foreclose at any time if the property is not used for senior citizens' housing.

Because of these new arrangements the Province now asks that the City release its present option and in its place take a fresh option from the Province subject to the 60-year ground lease and the C.M.H.C. mortgage. The fresh option would be for 21 years as required by the 1972 Council resolution.

The difficulty arises since the original Council resolution requires that the repurchase price under the option be the original sale price, namely \$26,470.00. However, the Province wants the purchase price under the option to be the price it paid the Society for the land, namely \$200,750.00. Meantime Anavets have gone ahead and completed the foundations of the building and in so doing are out of money and cannot continue with construction until the mortgage is arranged. The option question must be settled so Anavets can proceed. It is advisable that Council consider one of the following courses of action:

- A. Dispense with the option to repurchase altogether.
- B. Retain the option upon the terms outlined herein with the repurchase price being either (i) the original sale price, or (ii) the price paid by the Provincial Government for the land."

The City Manager notes that the proposed lease from the Provincial Government to the Society ensures that the building is to be maintained for Senior Citizens' housing.

In view of this, the City Manager RECOMMENDS approval of alternative A.

FOR COUNCIL ACTION SEE PAGE(S) 268d269

B

MANAGER'S REPORT

October 11, 1977

TO: Vancouver City Council

SUBJECT: Staffing - Marpole Local Area Planning Program

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"BACKGROUND"

The Marpole-Oakridge Area Council made representation to City Council in October 1975 and subsequently in October 1976 for Neighbourhood Improvement Program and Local Area Planning program. They were told in 1975 that they were not eligible for N.I.P. because they did not meet the criteria laid down by the senior levels of government.

In October 1976 Council took no action on the Area Council's request for planning review because of existing work commitments within the Planning Department.

Council at its meeting of October 4, 1977 resolved:

'THAT the Director of Planning report to the next meeting of Council on a comprehensive plan for the Marpole community, the report to include the area involved and the cost factors.'

DESCRIPTION OF AREA

The Marpole community is basically defined as the area south of 57th comprised between Ontario Street and Angus Street extending as far as the Fraser River (see Appendix I).

Marpole is geographically located across the river from Richmond and the Airport. This makes it a model point for traffic. Three major arterials - Granville, Oak and Cambie - run through the area from north to south feeding onto Oak Street Bridge and Arthur Laing Bridge. The Oak Street Bridge is also used by highway traffic originating in the southeast part of the Mainland and the United States.

Industry occupies most of the land south of Marine Drive as well as a few blocks on the north side near Hudson Street. One-half of the residents live in the high density apartment area and the other half live in the duplex and single family areas. Over half the dwelling units in Marpole are rental units.

The current issues and concerns in Marpole include traffic, the health of retail shopping area, appropriate zoning for industrial, the interface between commercial, industrial and residential, right-of-way for rail rapid transit, park deficiencies, school surplus, changes in family composition and social needs.

Any action that is taken in respect to providing planning service in Marpole should be considered in the context of the following matters.

Local Area Planning Review. This review is currently before City Council. It is a review of past history and procedures with respect to local area planning and neighbourhood improvement programs. One of the intentions of the report is to stimulate discussion with respect to how planning service can be delivered to various communities of Vancouver.

Neighbourhood Improvement Programs and Council commitments. The Neighbourhood Improvement Program legislation has now terminated. The last Neighbourhood Improvement Program launched under this legislation was started in 1977 and will terminate before 1981. The first programs of Cedar Cottage and Kitsilano terminate this year.

The Federal Government has been reviewing Neighbourhood Improvement Programs and exploring alternatives towards providing capital funds to municipalities in the future. Although there is no conclusion at this moment in time it would appear that new legislation to replace Neighbourhood Improvement Programs will not be enacted. This raises very serious questions with respect to the delivery of planning service to communities of the City without financial contributions from the Federal and Provincial Governments. For instance, Council on July 12 this year designated 'Hastings-Sunrise' area as a number one priority area for 1978 for receipt of N.I.P. or similar funds.

Cont'd . . .

Another concern is investment in training and developing personnel expertise that will be lost with loss of N.I.P. programs. In excess of two-thirds of the Area Planning Division staff is temporary and funded totally or in part by the senior levels of government under N.I.P. and R.R.A.P.

To emphasize the latter point, reference is made to the organization of the Area Planning Division which is attached as Appendix II to this report.

Those positions noted with asterisks are terminating at the end of October and the position noted as (1) will terminate at the end of December of this year.

Future Local Area Planning Programs. With reference to Appendix II, a deficiency exists within the In-House group to assign appropriate staff to an area of the complexity of Marpole. A Planner at the Planner II level is the appropriate position. Three such positions exist but one position is occupied by a Planning Analyst.

Another deficiency which exists within the In-House group is a shortage of support staff, i.e. Planning Assistants.

In view of the Departmental Reviews, L.A.P. Review and the other considerations noted above, it is concluded that the following alterations should be considered:

(a) Minimum Level of Service

As a minimum, the following is proposed:

- (i) A temporary Planning Assistant should be hired and assigned to Marpole.
- (ii) One of the two Planner II's in the In-House group should be assigned to Marpole.

Re-assignment of his duties and rescheduling of work within the In-House group need to take place to take account of this alteration. Work on existing committed items will take longer to complete.

The above alteration is done on the understanding that Council will be considering, after the present reviews, the present and future needs of Area Planning and other Divisions of the Planning Department, particularly Hastings-Sunrise Area where some commitment with respect to planning service has been made by City Council.

(b) Desirable Level of Service

The above alterations will provide the basic level of service to carry out Council's wish to provide a local area planning program for Marpole.

In addition to the cost of staff, additional costs of overtime, car allowance, normal costs of furniture, equipment, printing, paper, meeting space costs have to be added.

The estimate contained in the proposal to Council re Jericho several weeks ago, for a planning program was \$42,000. This represents a comparable program to the above.

The above is not the level of service that the Director of Planning would recommend for an area with the complexity and need of Marpole.

Council should consider a higher level of service for Marpole which would include a Site Office and a Clerk-Typist.

A Site Office provides a very important City presence in a community. Not only is it good public relations but it provides a convenience to local people and encourages participation in and understanding of the planning processes of the City. In addition, it provides a practical need for office space for staff, convenience to staff and space for Citizen Advisory Committee evening meetings.

The Typist is part of a planning team. This person provides the service of typist and receptionist. As part of a team this person is knowledgeable and is able to deal with basic enquiries and give assistance and direction to the public. The Typist intercepts and deals directly with day-to-day common inquiries which are normally demanding of a Planner's time assigned to specific areas of the City.

The Director of Planning recommends the hiring of temporary Clerk-Typist and rental of a Site Office in addition to the minimum service.

The cost of staffing a Site Office is approximately \$58,000 (see Appendix III).

#### Timing

It is difficult to ascertain at this moment in time the length of the program but it is estimated to not exceed 18 months in duration.

#### COMMENTS OF THE CITY ENGINEER

'The Engineering Department has to date attempted to deal with the workload generated by Local Area Planning and also by Neighbourhood Improvement processes through the use of existing staff. This was a trial procedure based on the assumption that the number of areas under study at one time would be very limited and that one would be completed before another was started.

Our experience has been that a very considerable involvement of the Engineering Department is necessary in both these processes and that this involvement seems to continue even after the planning process is completed. For example, there are still major street and traffic works to be completed in the West End -- the first Local Area Planning process in the City. Similarly, the Kitsilano Local Area Plan resulted in requests for street works in the hundreds of thousands of dollars. These have not even begun yet. In Mount Pleasant, we are engaged in a two-year program of street works of about \$1,500,000. Substantial involvement of Engineering Department staff is similarly needed in Grandview-Woodland, Fairview Slopes, Cedar Cottage, etc.

It will not be possible to stretch existing staff to include what we see to be substantial staff work in the Marpole area. As with previous L.A.P.'s, we expect significant traffic work to be required and probably street works after that. If this work is to be undertaken simultaneously with the other L.A.P.'s and N.I.P.'s in process, we expect that an additional engineer will be required in the Department for a period of several years. In addition, some consulting work may have to be undertaken. I estimate the costs of staff and consulting to be in the order of \$25,000 - \$30,000 per year. One problem will be the delay in obtaining such staff. There will also be some slowing down of work in other areas of the City until new staff is trained.'

#### RECOMMENDATIONS

The Director of Planning RECOMMENDS:

1. THAT a Local Area Planning program be initiated in Marpole.
2. THAT the program include Site Office and has as a target date for completion of a plan, 18 months from commencement.
3. THAT the Director of Personnel Services be instructed to classify the temporary positions of Planning Assistant and Clerk Typist for the Marpole Local Area Planning program and submit his recommendations to the City Manager for approval.
4. THAT auto allowance be approved for the Planning Assistant.
5. THAT the establishment of a Site Office in the Marpole Local Area Planning Program be authorized and that the Supervisor of Properties be instructed to locate appropriate office space.
6. THAT the local area planning program budget for 1978 in the amount of \$58,000 as outlined in Appendix III be approved in advance of the 1978 operating budget.
7. THAT the Director of Planning provide progress reports on the program for Council information.
8. THAT Council assign a liaison Alderman for the Marpole Local Area Planning program.
9. THAT the Director of Planning as part of Annual Review and Work Program for 1978 report on the initiation of a Local Area Planning program for Hastings-Sunrise."

The City Manager submits that Council has a choice between:

- (A) Approval of the 9 recommendations of the Director of Planning plus the authorization to the City Engineer to engage temporary staff and consultants in 1978 to the extent of \$30,000, - in order to launch a full-scale local area planning program, at a cost in 1978 of \$88,000.
- (B) A more limited Planning program as outlined by the Director of Planning under "(a) Minimum Level of Service", thereby approving one temporary Planning Assistant and requesting that both Planning and Engineering Departments assign regular staff members to work in that area, at the cost of delaying some other projects.

This limited program would be slower and would cause other delays. It is estimated to cost \$42,000 in 1978.

- (C) Postponing the program until funds are available from a successor to N.I.P. and until staff can be transferred from completed areas. In the meantime, Council might wish to reassure residents that no major rezonings would be brought forward.

This would put a freeze on changes in the neighbourhood and delay a program with citizen involvement until there are funds to implement some of the suggestions arising from the program.

The City Manager submits for Council's CONSIDERATION the choice between alternatives "A", "B" and "C".

FOR COUNCIL ACTION SEE PAGE(S) 269

MANAGER'S REPORT

September 23, 1977

TO: Vancouver City Council

SUBJECT: Former C.P.R. Right-of-Way between Arbutus and Chestnut Streets, approximately 300 feet north of Cornwall Avenue

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. B.H. Kennedy, General Manager Operations, Marathon Realty Company Limited requesting an amendment to the Zoning and Development By-law No. 3575 whereby the former C.P.R. Right-of-Way between Arbutus and Chestnut Streets, approximately 300 feet north of Cornwall Avenue, Lots A-J, D.L. 526, Plan 15855 be rezoned from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District for Lots A-H and (CD-1) Comprehensive Development District for Lots I and J for the purpose of:

'obtaining a uniformity of use permitting future development by comparison to zoning of adjoining lands.'

SITE DESCRIPTION

The sites are located along a former C.P.R. Right-of-Way between Arbutus and Chestnut Streets north of Cornwall Avenue. (See Appendix A). There are 10 sites of which eight have a 50 foot frontage and a depth of 100.98 feet for an individual site area of 5,049 square feet. These eight lots are located between Arbutus and Cypress Streets. The remaining two lots are located on the north side of Greer Avenue between Cypress and Chestnut Streets. These two lots have a frontage of 50 feet and a depth of 138.7 feet for an individual site area of 6,935 square feet. All the lots are zoned (RS-1) One-Family Dwelling District and contain no buildings. However, Lot B, which is adjacent to the Billy Bishop Royal Legion, is used for off-street parking approved by the Board of Variance in 1953.

The lands to the north of the lots are zoned (RT-2A) Two-Family Dwelling District and are developed mostly with one and two-family dwellings and some conversions. The lands to the south of the lots are zoned (RM-3A1) Multiple Dwelling District the majority being developed with three-storey apartment buildings with some one and two-family dwellings, some conversions and one lot on the west side of Laburnum Street with the Billy Bishop Royal Legion.

The lands to the north and south were rezoned to (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District respectively in the summer of 1976. The amending By-Law No. 4196 was enacted on September 9, 1976. (see Appendix A).

BACKGROUND

On June 30, 1975 Marathon Realty Company Limited applied to rezone the former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District. The purpose of the CD-1 By-Law was to allow construction of three townhouses per lot for Lots A - H and five townhouses per lot for Lots I and J. The Director of Planning recommended approval subject to compliance with the following conditions prior to enactment of the amending By-Law:

1. That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction.
2. That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.
3. That the owner submit a satisfactory undertaking to Council in writing to give the City \$33,000.00 to be used to pay the City's share of undergrounding the B.C. Hydro line on Creelman Avenue.
4. That the owner submit a satisfactory undertaking to Council in writing to give the City \$27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.

Cont'd . . .

SEWER

An exhaustive search of City and C.P.R. records has failed to turn up any agreement between the C.P.R. and the City covering this sewer installation. Prior to construction of buildings on the Right-of-Way the sewers must be reconstructed. At that time the Law and Engineering Departments had concluded that under the circumstances, the City should enter into an agreement with Marathon Realty to share the cost of the sewer construction on a 50/50 basis, providing that Marathon Realty grants the City a permanent easement for the new sewers. (minimum width of 6' along the north side of Lots A,B,C and D).

B.C. HYDRO POLE LINE

B.C. Hydro presently has a pole line on the C.P. R. Right-of-Way which they are required to remove to allow for any development. B.C. Hydro had started to install a pole line on Creelman Avenue to take the place of the line to be removed but stopped when residents on Creelman Avenue protested. To place the Creelman Avenue line underground would cost \$125,000 (1978 estimate).

Marathon Realty would pay the City's share (one-third) of the cost of undergrounding or \$41,666.66 B.C. Hydro has agreed to pay one-third and the remaining one-third may be paid by the Provincial Government under the "Power and Telephone Line Beautification Fund Act".

Following a Public Information Meeting held on February 9, 1976 and attended by residents of the Kitsilano Point, representatives of Marathon Realty and the Planning Department when the form of development and the conditions of approval were discussed, Marathon Realty Company Limited, in a letter dated February 12, 1976, agreed to the conditions. (See Appendix B).

A Public Hearing was held on May 6, 1976 to consider the application but was adjourned due to the confusion as to what the property was zoned and, also, the terms of the conditions to be complied with prior to enactment. There was concern that the increment in value from (RT-2) (originally reported) to (CD-1) would be less than the increment in value from (RS-1) to (CD-1). Variation of the increment would principally affect Condition #4 noted above.

The Director of Planning reported to Council on June 29, 1976 that the lots are zoned (RS-1) One-Family Dwelling District and not (RT-2) Two-Family Dwelling District as originally reported. Some members of Council felt that in light of this new information, the conditions of the rezoning should be renegotiated. Council, on June 29, 1976, resolved:

'That Section A of the report dealing with the Former C.P.R. Right-of-Way be referred to the Mayor to establish a Committee of Council to negotiate with Marathon Realty with respect to Item 4 (Condition #4) of this report.'

On September 14, 1976 Marathon Realty withdrew their application to rezone the Former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District.

NEW APPLICATIONBACKGROUND

Marathon Realty Company Limited applied to rezone the lots of the former C.P.R. Right-of-Way on November 15, 1976 from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District for the lots A - H inclusive and to (RM-3A1)

Multiple Dwelling District for lots I and J. Consideration of a report recommending approval of the proposed rezonings subject to conditions was deferred by City Council on March 10, 1977 at the request of the applicant. Following several meetings with the applicants, Marathon Realty Company Limited amended their application on August 10, 1977 to request (CD-1) Comprehensive Development District in lieu of the proposed (RM-3A1) Multiple Dwelling District for Lots I and J.

PROPOSED DEVELOPMENT

No drawings were submitted regarding the proposed development on Lots A - H for which a rezoning to (RT-2A) Two-Family Dwelling District is requested.

The applicant submitted a set of drawings with the application for the proposed rezoning of Lots I and J to (CD-1) Comprehensive Development District. These drawings, stamped "Received, City Planning Department, August 22, 1977" indicate a proposed 5 unit townhouse development on each of the two lots.

CALCULATIONS (Proposed Development for Lots I and J only)

Site Area:	6,935 square feet per lot
Gross floor area:	8,583 square feet (including cellars) per lot
Floor space ratio:	1.24 per lot
Number of units:	5 townhouse units per lot, each having approximately 1450 square feet of floor area, 1 bedroom and 2 dens (with option of converting 1 den to additional bedroom).
Site coverage:	65%
Density:	32 dwelling units per acre
Height:	24 feet, 2½ storeys
Parking:	5 off-street parking spaces (1 space per dwelling unit) on grade.

URBAN DESIGN PANEL

The Urban Design Panel considered the proposed rezoning and form of development for Lots I and J on September 11, 1975 after having previously considered the proposed development on Lots A-H inclusive to the west. The proposed development for Lots I and J was submitted by the applicant as "type C", types "A" and "B" referring to development then being proposed for Lots A-H. At their meeting of September 11, 1975, the Urban Design Panel commented as follows:

'The Panel had earlier seen and approved types A and B but not type C of the townhouse clusters.

Although not as attractive a design as A or B, the Panel finds C cluster design better than average.

RECOMMENDATION: That the Director of Planning approve the design of the C type townhouse cluster as well as the previously recommended A and B cluster designs.'

ANALYSIS:

The Planning Department supports the proposed rezoning of Lots A-H inclusive to (RT-2A) Two-Family Dwelling District as it is consistent with the zoning on adjoining properties to the north. Under the (RT-2A) Two-Family Dwelling District the eight lots of 5,049 square feet each may be developed, as a conditional use, with townhouses or apartments not to exceed a floor space ratio of 0.75, a height of 2½ storeys nor 35 feet and must provide a minimum of two dwelling units with two or more bedrooms. The number of dwelling units per lot shall not exceed four.

The Planning Department also supports the proposed rezoning of Lots I and J to (CD-1) Comprehensive Development District. The proposed form of development is identical to that supported by the Department under the previous rezoning application. The proposed townhouse developments at floor space ratios of 1.24 exceed the maximum floor space ratio of 1.00 for townhouses which may be approved as a conditional use under (RM-3A1) Multiple Dwelling District but are below the maximum floor space ratio of 1.45 for an apartment development which may also be approved under (RM-3A1) as a conditional use.

The appropriate (CD-1) Comprehensive Development District By-law permitting the proposed form of development would produce a logical transition between the adjoining zones to the north and south.

The application for both the requested (RT-2A) Two-Family Dwelling District and (CD-1) Comprehensive Development District is also in keeping with the Kitsilano Point Plan which was approved by Council on August 12, 1975, specifically Policy 10:

'#10. When developed, the Right-of-Way should be used for some form of housing.'

The Kitsilano Citizens' Planning Committee considered the rezoning application on December 8, 1976. The application at that time was requesting (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District zoning. The Committee supported the application but felt the potential benefits to the applicant are the same as with the previous application requesting (CD-1) Comprehensive Development District for all 10 lots. This previous application was also endorsed by the Kitsilano Citizens' Planning Committee. The problem of undergrounding the Hydro wires is quite important as Kitsilano Point has been identified by City Council as a "public amenity area" on the basis of the intimate relationship between the regional recreation facilities and the residential area, as contained in the Kitsilano Point Plan approved by Council on August 12, 1975. It was therefore recommended:

'That the rezoning be approved with the condition that fair compensation be given to the community for the potential loss of amenity which will result from development of this site.'

Following discussions with the applicant, Marathon Realty Company Limited is not prepared to accept condition 4 but has agreed to comply with conditions 1, 2 and 3 (listed on page 1) pertaining to relocation and undergrounding of the sewer, hydro lines and television cable subject to some revisions. Attached as Appendix C to this report is a copy of the letter received to this effect. Subsequent discussions with the City Engineer and the applicant indicate that sewer relocation would affect not only Lots A and B but also Lots C and D at a current estimated completion cost of \$75,000.00 (1977 estimate). Discussion with the applicant has also concluded that the four month completion proposed by the applicant be deleted provided that Marathon Realty Company Limited be given assurance that utility relocation and undergrounding be completed expediently.

In considering rezoning and development of a portion of what was previously a railway right-of-way, consideration should also be given to adjoining railway right-of-way which may no longer be appropriate for this use as a consequence of the proposed development. A report outlining a number of concerns related to the remaining C.P.R. Right-of-Way in Kitsilano Point will be submitted shortly for Council's consideration.

RECOMMENDATION: The Director of Planning recommends the following:

1. That the application to rezone Lots A-H inclusive to (RT-2A) Two-Family Dwelling District and Lots I and J to (CD-1) Comprehensive Development District be approved with the (CD-1) By-law restricting the development as follows:

USES: Townhouses (not to exceed 5 dwelling units on each of Lots I and J, D.L. 526, Plan 15855); Customarily ancillary uses.

FLOOR SPACE RATIO: not to exceed 1.25 on each of Lots I and J, D.L. 526, Plan 15855.

In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

HEIGHT: Not to exceed three storeys plus cellar nor 30 feet.

OFF-STREET PARKING: A minimum of 1 space per dwelling unit shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.

And subject to the following:

- A. That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection and provision of useable outdoor space.
- B. The form of development is not to be materially different from the plans prepared by Zoltan S. Kiss, Architect, dated June 19, 1975, and stamped "Received, City Planning Department, August 22, 1977".
- 2. That the application be referred direct to a Public Hearing only after the following conditions have been satisfied.
  - (i) That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer (along north side of Lots A, B, C and D with a minimum width of 6') and to pay 50% of the total sewer construction, this construction to be undertaken by the City of Vancouver and completed within 60 days of submission of an undertaking approved by City Council.
  - (ii) That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.
  - (iii) That the owner submit a satisfactory undertaking to Council in writing to pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being approved under the "Power and Telephone Line Beautification Fund Act."
- 3. That when the amending By-law is enacted, City Council resolve to undertake the undergrounding of the B.C. Hydro Line on Creelman Avenue from Chestnut Street to Arbutus Street subject to acceptance of the project by the Province under the "Power and Telephone Line Beautification Fund Act."

NOTE: In considering the former rezoning application, Council will recall that a fourth condition established at that time required Marathon Realty Company Limited to give the City \$27,000.00 to be used for a neighbourhood project on Kitsilano Point. Following the discovery that the rezoning proposed at that time was rezoning lands presently zones (RS-1) One-Family Dwelling District and not (RT-2) Two-Family Dwelling District, Council established a Committee of Council to negotiate an appropriate sum with Marathon Realty. Subsequent to this, Marathon Realty Company withdrew their application.

For Council information, the Supervisor of Property and Insurance has estimated that the increment in market value for the 10 lots collectively would be as noted below for the various rezoning application.

<u>REZONING APPLICATION</u>	<u>ESTIMATED INCREMENT IN VALUE</u>
ORIGINAL APPLICATION: FROM RT-2 TO CD-1	\$263,750.00 (Feb. 1977)
AMENDED APPLICATION: FROM RS-1 TO CD-1 (withdrawn September 14, 1976)	* \$488,750.00 (Feb. 1977)
CURRENT APPLICATION: FROM RS-1 TO RT-2A AND CD-1	* \$328,750.00 (Aug. 1977)

\* NOTE: These estimates are based upon estimated market value of \$505,000.00 for the 10 lots under the current RS-1 zoning.

The Director of Planning believes it inappropriate to recommend that Marathon Realty Company Limited pay a dollar sum to the City as a condition of rezoning.

The City Manager supports recommendations 2 (i), (ii), and (iii) of the Director of Planning, but submits for Council's CONSIDERATION a possible amendment to these recommendations by adding a fourth condition:

- (iv) That the owner submit a satisfactory undertaking to Council in writing to give the City \$27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.

This had been the position of the previous Council when dealing with an application that had been assumed to be from RT2 to CD1. The present application, from RS1 to RT-2A and CD1, realizes similar gains in land value.

The history of this condition was as follows. Originally it had been suggested that one of the ten lots be dedicated for community use which is not an uncommon requirement in a development. When the community realized that a consequence of the development was a string of poles on Creelman Street, they expressed the view that the undergrounding of the wires is a higher priority. Hence, it was suggested that instead of contributing the lot, the developer be asked to pay the City's share of the undergrounding, and that this be taken out of the value of the lot. Hence, the developer was to proceed to develop all lots and dedicate the difference between the value of the lot and the undergrounding contribution towards some community project.

In view of the discussions in the community and the previous Council position, the City Manager wishes to bring the matter of adding condition (iv) to Council for CONSIDERATION, noting, however, that the Director of Planning regards such a condition as "inappropriate" and that Marathon may find it unacceptable.

Once Council has considered whether or not to make this amendment, the City Manager RECOMMENDS approval of recommendations 2 (i), (ii), and (iii) of the Director of Planning. The City Manager further RECOMMENDS that, subject to the applicant complying with these conditions, the remainder of the report be received and the whole matter referred direct to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 269

D

MANAGER'S REPORT

October 13, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Victory Hotel Renovations

CLASSIFICATION: Information and Recommendation

The Director of Permits and Licenses reports as follows:

"This report is to be read in conjunction with the accompanying separate report on the management and lease of the Victory Hotel.

The St. James Social Services Society has received approval of funding for the renovation work to the Victory Hotel as follows:

- (1) Canada Manpower - \$99,918 Canada Works Grant for labour costs only.
- (2) C.M.H.C. - \$55,000 R.R.A.P. for general contract costs. This funding has been reserved by C.M.H.C. pending final application and approval. \$27,500 is forgiven as a grant and \$27,500 must be repaid by the Society over the term of the lease.

The Canada Manpower program was based on a starting date of July 4, 1977. and the Society therefore began the alterations on that date. The Society was advised by the City Architect and subsequently by the City Building Inspector that the work should not continue until necessary building and related permits were obtained. This advice was not heeded, therefore a Stop Work Order was issued on September 6, 1977 to be in effect until the necessary permits were obtained. In order to obtain these permits it was necessary for the Society to retain the services of an architect and structural engineer for preparation of drawings and a structural analysis of the building for seismic requirements. The architects have proceeded with the work on the assurance from the Society that the fees will be paid. The structural analysis has indicated that structural upgrading is necessary to comply with seismic requirements.

The architects have completed the drawings and a building permit is soon to be issued, subject to the architects supplying additional information. One of the requirements is that the commercial main floor must remain unused until certain fire separation and structural upgrading is carried out.

The architect and structural engineer, although retained by the St. James Society are providing a service to the City for the necessary structural analysis, design and future inspection service. It is therefore recommended that the City share equally in the architect and engineering fee of approximately \$6,000.

It is difficult to establish an accurate estimate of the work since the costs will be directly affected by the productivity and skill of the workers employed by the Society and the value of donations and/or reduced material prices and sub-trade labour that the Society may receive. However we estimate that the Canada Works Grant of \$99,918 will cover the labour costs of the renovations, but that the probable costs for the other elements of the work will exceed the R.R.A.P. funds available, as shown below:

Society shared cost of architect/engineer fees	\$ 3,000
Building Materials	35,500
Plumbing Sub-trade	18,200
Electrical Sub-trade	13,900
Heating Sub-trade	6,500
Total	\$77,100
R.R.A.P. Funds available	55,000
Possible Overrun	<u>\$22,100</u>

The Society has stated that it will meet its obligations to cover any overrun, therefore this estimate is given for Council's information only.

- 2 -

Not included in the estimate shown above are additional costs arising from the term of the lease. Similar to other leases in force under City-owned buildings, it is the City's responsibility for costs incurred for structural repairs and major maintenance items of the building exterior such as exterior wall, roof or foundation repairs. Estimated labour and material costs to the City for immediate structural and exterior repair are as follows:

		<u>Labour</u>	<u>Material</u>
1)	Remove existing stucco and install new lath and stucco	\$2,500	\$ 600
2)	Structural repair to seismic requirements includes replacement of loose stone exterior window sills, installation of footings and stiffening walls to main floor, upgrading existing structural brick mortar joints to main floor	3,600	1,900
3)	Allowance for replacement of suspect rotted structural timbers	500	
		<hr/> \$6,100	<hr/> \$3,000
	Shared cost of architect/engineer fee		\$3,000
	Total cost to the City		<hr/> \$6,000

The St. James Society has agreed that if the City supplies the materials, the Society will supply the labour for the work.

The Director of Finance advises that if Council approves the recommendations of this report funds will be made available from the 1977 Supplementary Capital.

It is recommended that Council:

- A. Approve the appropriation of \$6,000 for structural and exterior repairs including a 50% share of the architect/engineer fees. Source of funds to be 1977 Supplementary Capital Budget.
- B. Authorize the City Architect to administer the funds of \$6,000 based on cost invoices approved by the project architect and engineer."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 274

D(i)

MANAGER'S REPORTDATE October 14, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Victory Hotel: Lease arrangements including management of the hotel

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Supervisor of Properties, Director of Social Planning and Director of Legal Services report as follows:

"On August 23rd, 1977, Council approved a lease of the Victory Hotel to the St. James Social Service Society upon the following terms:

'Term:	15 years from August 1, 1977
Rental:	\$1.00 per year
Utilities:	Lessee to be responsible for the payment of same.
Renovations:	To be carried out at the expense of St. James Social Service Society
Agreement:	To be satisfactory to the Director of Legal Services and to be similar to the lease between the City and St. James Social Service Society for 333 Powell Street.

It is noted that the lease to St. James Social Service Society is deemed to include the commercial space on the lower floor embracing three premises; namely, 377, 379, and 381 Powell Street.'

Upon approving the lease Council also required that the lease contained "an appropriate management agreement with the City" and also directed that "the Community Services Committee consider with all parties concerned the matter of renovations to, and management of, the Victory Hotel, and report back to Council".

As required, this is to report back on the matter of the lease and the management of the Victory Hotel by the Society. The report also recommends that some of the lease terms be other than as earlier approved by Council. The question of renovations is the subject of a companion report by the City Architect.

A summary of the proposed lease terms, including the proposals made in this report, is attached.

The City Architect's report on renovations discloses that cost over-runs are anticipated. Such being the case, the Society would be wise to borrow the maximum possible amount from C.M.H.C. The loan is to be secured by the Society mortgaging the lease to C.M.H.C. C.M.H.C. will only lend the maximum amount if the lease is 20 years plus an additional 3 years making in all 23 years rather than the 15 years approved earlier. A 23-year lease term is advisable for this reason.

The City will be responsible for structural repairs and major exterior maintenance & repairs and the Society will be responsible for all other repairs and maintenance. The revenue-expenditure projections for the Society's operation of the building show that no more than \$2,400.00 per year can be budgeted for repairs to the building (apart from the initial renovation project). The Director of Social Planning proposes that, subsequent to completion of the renovation project, the City reimburse the Society for the excess if in any fiscal year the Society's

Continued . . . .

cost of repairs exceeds \$2,400.00. The \$2,400.00 ceiling is to be geared to inflation and so will be in terms of 1977 dollars as calculated by the Director of Finance but in each case the payment of any such excess must first be approved by Council.

However, the Director of Finance is not in agreement with the proposal made by the Director of Social Planning to reimburse the Society when repairs exceed \$2,400.00. The Director of Finance recommends that when repair over-runs become excessive the Society be obliged to seek a grant from Council in the normal fashion and notes that the proposal of the Director of Social Planning calls for Council approval in each case.

It falls to the Supervisor of Properties to oversee the premises and if necessary report to Council on the matters of management, operation and maintenance of the building. Many facets of administration and sanitation within the building are governed by the Lodging House By-law which is administered chiefly by the Medical Health Officer. Accordingly, the lease stresses that the Lodging House By-law is to be strictly and faithfully adhered to. In addition, the Supervisor of Properties in consultation with the Medical Health Officer and the Society may formulate rules and regulations concerning the management and cleanliness of the premises.

The Supervisor of Properties may report to Council if he receives a report from the Medical Health Officer concerning any offence against the Lodging House By-law, or if the Society is in breach of any of the rules and regulations set down concerning management or cleanliness. If Council is of the opinion that the Society's management is unsatisfactory Council may either terminate the lease upon three to six months' notice or require that the lease be assigned to a third party of Council's choosing.

The Executive Director of St. James Social Service Society concurs in the lease terms as described in this report.

In accordance with the above, the Supervisor of Properties, the Director of Social Planning and the Director of Legal Services recommend that, subject to the incorporation of any Council recommendations flowing from the City Architect's report on renovations to the hotel, the lease of the Victory Hotel to the St. James Social Service Society:

- (A) be for a term of 23 years rather than 15 years;
- (B) provide that subsequent to completion of the renovation project, the City reimburse the Society if in its fiscal year the Society's repair costs exceed \$2,400.00, the \$2,400.00 ceiling to be reckoned in terms of the value of the 1977 Canadian dollar as calculated by the Director of Finance provided that in each case the payment of such excess is first to be approved by Council;
- (C) provide that if Council is of the opinion that the Society's management of the Victory Hotel is unsatisfactory then it may either terminate the lease upon three to six months' notice or require that the lease be assigned to a third party designated by Council."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Properties, the Director of Social Planning and the Director of Legal Services be approved.

E

MANAGER'S REPORT

October 13, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: B'nai B'rith Foundation - Purchase of City Land,  
North West Corner of Bute and Haro Streets

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"City Council on June 28, 1977, in part approved an extension to December 31, 1977, of the time open to B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, District Lot 185, situated at the north west corner of Bute and Haro Streets, under the same terms and conditions that were originally approved by Council on August 12th, 1975. (Appendix A.)

By letter dated October 3, 1977, to the Mayor and City Council, the Project Coordinator on behalf of the Foundation states that the B'nai B'rith Foundation and the Netherland's Association have mutually agreed to a procedure for joint management of the Geriatric Centre. The Agreement spells out the formation of a non-profit organization composed of an equal number of members from both organizations under the name of the "Haro Park Centre Society."

Due to the International structure of the B'nai B'rith Foundation, their organizational structure requires that they purchase the property from the City, then lease it to themselves and the Netherland's Association. They request the permission of City Council to do so. Central Mortgage and Housing Corporation as a condition of providing financing has also requested the Foundation to obtain City Council approval prior to the funding being completed.

As a condition of the sale is for the City to retain an option to re-purchase the property at the net sale price, it appears that the City is sufficiently protected, and the lease can be recommended.

In view of the foregoing, it is recommended that the offer to sell Lots 23 to 26, Block 32, District Lot 185, remain open to the B'nai B'rith Foundation in accordance with the Resolution of Council of June 28th, 1977, and further, that City Council approve the leasing of the land by the B'nai B'rith Foundation to the registered non-profit organization known as the "HARO PARK CENTRE SOCIETY" subject to a covenant being placed on the title that will ensure the development and continued use of the land for the purposes for which it is to be sold, the transaction being in a manner satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 274

F

MANAGER'S REPORT

October 14, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: DEVELOPMENT OF CITY-OWNED PROPERTY AT THE  
NORTH-EAST CORNER OF DUNSMUIR AND RICHARDS STREET

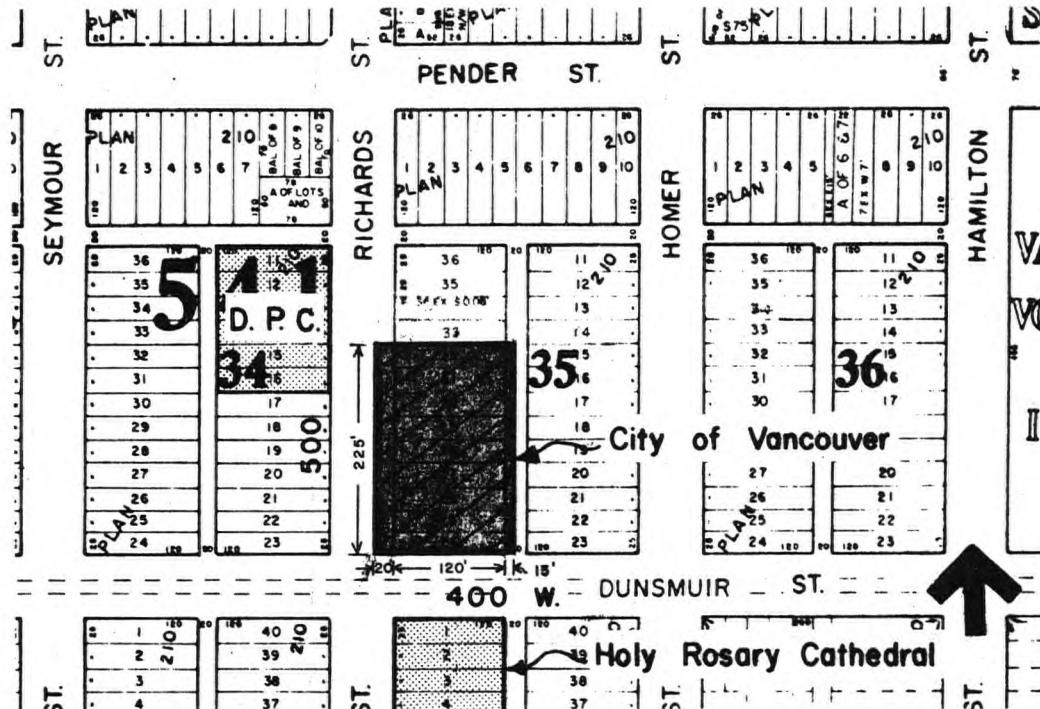
CLASSIFICATION: RECOMMENDATION

The Director of Finance, the Supervisor of Properties, the City Engineer, the Director of Planning and the Director of Legal Services report as follows:

" PURPOSE

The purpose of this report is to:

- (A) Recommend that Council authorize the signing of a memorandum of agreement with B.C. Hydro to allow for the joint development of City property in Block 35 (see sketch) for an urban open space or park, a parking garage and a sub-station.
- (B) Recommend employment of a Consultant to assist the Director of Planning and the City Engineer in developing an overall concept for the project.
- (C) Inform Council that no funds are presently available or have been designated for the cost of actual implementation of the open space development and that funds will be required in the future in order to proceed with the open space development.



Continued . . .

BACKGROUND

On March 29, 1977, City Council approved the following recommendations which were contained in the City Manager's report of March 25, 1977, regarding the combined development by the City and B.C. Hydro of City-owned Lots 24 - 32, Block 35, District Lot 541.

1. That Council approve the resolution of the Property Endowment Fund Board, in principle regarding the proposals for development as outlined in this report;
2. That Council authorize the Supervisor of Properties to complete negotiations with B.C. Hydro and Power Authority in order to make arrangements for combined use of the site, keeping in mind the Engineering Department and Planning Department requirements.

All of the foregoing to be subject to further joint reports from the City Engineer, Director of Planning and Supervisor of Properties concerning underground rental, design of sub-station and participatory arrangements concerning access from the street, installation of underground parking area, design of open space, etc. All of these matters to be subject to final agreement between City Council and B.C. Hydro.'

B.C. Hydro wish to commence planning and detailed design without delay and the necessary Engineering, Planning and Consulting fees require a substantial financial commitment. They have therefore requested that a Memorandum of Understanding be executed as an interim agreement by both parties as soon as possible. This agreement will allow both parties to proceed with detailed planning of the proposed development and facilitate conclusion of negotiations and execution of a lease.

The design of such multi-function facility will be complex. However, your officials believe that a joint effort between B.C. Hydro and the various City Departments will make it possible to achieve all the City and B.C. Hydro objectives for this development.

MEMORANDUM OF AGREEMENT

This memorandum outlines the broad areas of agreement; provides a basis for lease negotiation; states obligations and responsibilities of each party and provides for the setting up of a practical joint technical committee to co-ordinate the planning and implementation of the project. There is recognition in the memorandum of time concerns, particularly for B.C. Hydro regarding the sub-station.

The signing of this memorandum will allow the B.C. Hydro and the City to establish the general planning policies and prepare detailed designs for the joint project without further delay. Some financial details of the required lease cannot be resolved between parties until the designs have been completed.

The B.C. Hydro have advised that it is not possible for the Hydro authority to legally commit the authority to apply to the City for a Development Permit. However B.C. Hydro's Senior Project Engineer has verbally stated that notwithstanding the legal situation it is the intention of B.C. Hydro to apply or have their representative apply for and follow the Development Permit Application procedures.

JOINT DEVELOPMENT OF THE SITE

A co-operative design effort involving City and B.C. Hydro representatives and incorporating all major objectives of both parties will permit development of a significant open space, a parking garage, and a B.C. Hydro sub-station. If any major constraints to the successful development of any single component are incurred during the design stage, the matter of concern and probable implications would be reported to Council.

Current negotiations provide that:

- (a) The construction of the sub-station and the City parking garage will be carried out on City-owned land, and other adjacent property as may be owned or used by B.C. Hydro; some sub-surface encroachment onto City streets and lanes may be required. Construction funds for the parking garage will also be provided by B.C. Hydro as a proportional pre-payment of the rent for the sub-station lease.
- (b) The City will design, pay for and construct the open space. No design has yet been developed and in consequence no preliminary cost estimates have been determined.

#### DEVELOPMENT FUNDS

Funding is required immediately to:

- A. Develop design concepts and preliminary cost estimates, and apply for a Development Permit.
  - Funds needed now - \$24,000  
These are available from the non-committed balance remaining in the Downtown Improvement Reserve.

Funding will be required in the future to:

- B. Develop working drawings and final development cost estimates
  - Funds may be needed in 1978. Amount cannot be determined until final design chosen and preliminary cost estimates known.
- C. Construction and Development of the Urban open space
  - Funding will be needed for construction and development costs. Timing will depend upon completion of sub-station and construction scheduling of parking garage. Need anticipated for 1980.

#### DESIGN CONSULTANT

The Director of Planning, in consultation with the City Engineer, will be responsible for:

- (i) Developing appropriate design guidelines for the whole development - for use both by the City and B.C. Hydro.
- (ii) Preparing and submitting to Council for decision, concepts, with preliminary cost estimates, for the design of the urban open space.
- (iii) Preparing a "Character Area" policy and area guidelines for the development of the area around the urban open space.

To assist the Director of Planning in preparing design concepts with preliminary cost estimates; the use of a Consultant is recommended. Funding would be provided from the balance of non-committed funds remaining in the Downtown Improvement Reserve (Current balance being \$24,000)

#### RECOMMENDATIONS

It is recommended That:

- A. Council approve the attached Memorandum of Understanding as an interim agreement between the City and B.C. Hydro, and authorise the Director of Legal Services to execute the document on behalf of the City.

- B. The Director of Finance report back to Council on funding alternatives for the construction of the urban open space.
- C. The City Manager be authorized to approve the appointment of a Design Consultant on recommendation of, and to assist the Director of Planning and City Engineer; and provide for payment of permit fees - all at a cost not exceeding \$24,000 with the funds being provided from the non-committed balance of the Downtown Improvement Reserve. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance, the Supervisor of Properties, the City Engineer, the Director of Planning, and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 274

I

REPORT TO COUNCILJOINT MEETING  
OFSTANDING COMMITTEE ON PLANNING AND DEVELOPMENT  
AND  
STANDING COMMITTEE ON COMMUNITY SERVICES

September 29, 1977

A Joint Meeting of the Standing Committees of Council on Planning and Development and Community Services was held on Thursday, September 29, 1977, at 12:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman H. Rankin, Chairman  
 Alderman D. Bellamy  
 Alderman M. Brown  
 Alderman M. Ford  
 Alderman B. Gerard  
 Alderman W. Gibson  
 Alderman M. Harcourt  
 Alderman D. Marzari  
 Alderman G. Puil

ABSENT: Alderman W. Kennedy

CLERK TO THE  
COMMITTEE: M. Cross

RECOMMENDATION:1. City Demolition Policy

The Committees considered a report of the City Manager dated August 24, 1977, (copy circulated) and the "Demolition Report - August 24th, 1977" (on file in the City Clerk's Office).

Ms. A. McAfee, Overall Planning Division, advised that on January 26th, 1977, the City Manager requested the Director of Planning to co-ordinate a report on the impact of the current demolition by-law particularly with respect to the demolition of rental accommodation. The Demolition Report before the Committees was prepared by the Demolition Task Force comprised of the Directors of Social Planning, Legal Services, Permits and Licenses, Finance, Planning and the Medical Health Officer. It suggests that demolition control has been considered as a public policy for the purposes of preserving the City's heritage, implementing better land use planning and maintaining a stock of low priced accommodation. The main emphasis is on maintaining low priced accommodation.

Ms. McAfee outlined the report commenting on current demolition activities and on analysis of further demolition control options, i.e. the use of demolition control to regulate land use and controls as a means of maintaining a stock of affordable housing.

Demolitions in the first eight months totalled 723, 55% of which were single family owner occupied units. Of the 45% demolished rental accommodation, 5% was single family, 7% purpose-designed apartment buildings and 33% converted dwellings.

The forces that seem to encourage demolition are:

- a) government housing programmes tend to have a new stock emphasis;
- b) taxation policies;
- c) public and private lending practices;
- d) market preference.

The only major factor that encourages retention is the provision of RRAP funds in Neighbourhood Improvement Areas.

Report to Council  
Joint Meeting of  
Standing Committees on  
Planning and Development and Community Services  
September 29, 1977 . . . . .

I - 2

Clause 1 Cont'd

The report outlines options available if Council wishes to maintain the existing housing stock:

- i) Regulating demolitions through development and building permits.
- ii) Banning or placing costly levies on demolitions.
- iii) Requiring developers to replace on-site at least an equal number of units of the type and price lost through demolition.
- iv) Requiring developers to replace in the adjacent area at least an equal number of units of the type and price lost through demolition.
- v) Demolition control with 'affordable' units replaced on site or in the area; the costs to be paid by the City and senior governments.
- vi) Provision of rehabilitation incentives and/or shelter allowance to encourage retention of existing units.

Possible incentives to encourage retention include:

- reassessing required health and safety standards in existing buildings;
- extending RRAP into areas outside N.I.P. areas;
- reduction of tax incentives for new stock and/or the provision of tax credits or abatement.

Dr. H. Bryson, Director of Permits and Licenses, advised that the demolition by-law has delayed the issuance of demolition permits pending receipt of sufficiently detailed plans to support a development proposal. Buildings remain vacant for various reasons. If they are vandalized or present a hazard to the community the Department is required to have the buildings boarded up or demolished.

Ms. McAfee stated that in order to retain affordable housing you would have to maintain and retain existing stock by providing incentives, adding an additional supply (no funds available to do this), providing additional user income. She advised that a report on affordable housing would be before Committee shortly.

The report recommended that:

1. The City retain the existing Demolition Control By-law but not impose more stringent demolition controls at this time.
2. The Director of Planning in coordination with the Directors of Social Planning and Finance incorporate in the scheduled report on the supply and demand of affordable housing:
  - a) An analysis of programs required to retain a stock of lower priced housing through rehabilitation incentives, reducing existing inducements to demolish housing and adequate shelter assistance.
  - b) An indication of the present and anticipated future mix of housing types, tenures and household incomes in the City with a view to assessing the feasibility of linking demolitions to area-by-area housing mix policies.
  - c) An analysis of the feasibility of developing an accounting framework to assist Council to better assess the costs and benefits of residential redevelopment.

Cont'd . . .

Report to Council  
 Joint Meeting of  
 Standing Committees on  
 Planning and Development and Community Services  
 September 29, 1977 . . . . . I - 3

Clause 1 Cont'd

3. Senior levels of government be asked to reassess the impact of taxation policies and subsidies for new stock which may act to encourage demolition of otherwise structurally sound and affordable housing.
4. The Director of Permits and Licenses, in conjunction with the Directors of Planning and Social Planning or their representatives, review the applications for demolition of residential rental accommodation, and notwithstanding By-law 4913, that the Director of Permits and Licenses be authorized to immediately issue a Building Permit to demolish, if warranted, based on a full assessment of the hazards involved.

In view of the fact that there was insufficient time to hear the representations from interested groups, the members of Council present felt that discussions of this matter should be continued at a later date when the report on affordable housing is available.

The Committees therefore,

RECOMMENDED,

- A. THAT the Director of Planning in coordination with the Directors of Social Planning and Finance incorporate in the scheduled report on the supply and demand of affordable housing:
  - a) An analysis of programs required to retain a stock of lower priced housing through rehabilitation incentives, reducing existing inducements to demolish housing and adequate shelter assistance.
  - b) An indication of the present and anticipated future mix of housing types, tenures and household incomes in the City with a view to assessing the feasibility of linking demolitions to area-by-area housing mix policies.
  - c) An analysis of the feasibility of developing an accounting framework to assist Council to better assess the costs and benefits of residential redevelopment.
- B. THAT the Director of Planning prepare a draft brief for presentation to the senior levels of government in order that they be asked to reassess the impact of taxation policies and subsidies for new stock which may act to encourage demolition of otherwise structurally sound and affordable housing.
- C. THAT consideration of the remaining recommendations contained in the City Manager's Report dated August 24, 1977, be deferred to a future joint meeting of the Community Services and Planning and Development Committees, at which time representations from interested persons will be heard.

The meeting adjourned at 1:45 p.m.

\* \* \* \*

(The Chairman indicated that as the affordable housing study would be available the first part of November, the joint meeting should be arranged for the week of November 14th, when the Council members would have a full afternoon to consider the matter.)

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

II

SEPTEMBER 29, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 29, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Ford  
 Alderman Gerard  
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of September 15, 1977, were adopted.

RECOMMENDATION1. Liquor License - Westcoast Stereo Society Club

The Committee had before it for consideration a Manager's report dated September 15, 1977, in which the Director of Permits & Licenses reported on an application from the law firm of DeCarlo & Waddell, requesting City Council approval for a Class "A" liquor license for the Westcoast Stereo Society Club at 795 Seymour Street.

Mr. Ian Waddell of DeCarlo & Waddell appeared before the Committee on this matter, stated that he had reviewed the City Manager's report and requested a deferral of the Committee's consideration of the report to allow him more time to prepare his submission to the Committee.

It was

RECOMMENDED

THAT the Community Services Committee defer consideration of the City Manager's report dated September 15, 1977 on a liquor license for the Westcoast Stereo Society Club, 795 Seymour Street, to allow the applicant more time to prepare his presentation to the Committee.

2. Extension of Operating Hours - Princeton Hotel Pub

The Committee had before it for consideration a Manager's report dated September 7, 1977 (copy circulated) in which the Director of Permits & Licenses reported on an application from the Princeton Hotel for City approval to keep a new "pub" located within the hotel's present beer parlour open after 11:00 P.M.

Such approval is required by the Liquor Control & Licensing Branch. The requested extension is for one-half hour to 11:30 P.M., the same closing time as the existing beer parlour.

Appearing before the Committee on this matter were Mr. M. Kohut of the Princeton Hotel and the Director of Permits & Licenses.

Continued . . . . .

Report to Council

II-2

Standing Committee of Council on Community Services  
September 29, 1977

Clause No. 2 Continued

During discussion, it was pointed out that liquor regulations permit fourteen hours of operation for such pubs, but they must close at 11:00 P.M., unless an extension is granted by the municipality.

It was also pointed out that the beer parlour operation could open at noon and close at 2:00 A.M., but the applicant wants both the beer parlour and pub portions to operate the same hours, that is, from 9:30 A.M. to 11:30 P.M.

It was explained that liquor regulations permit the sale of hard liquor and wine in the pub.

During discussion, it was noted by one member of the Committee that City Council members, some time ago, had stated they were not in favour of hard liquor being served in beer parlours and that, therefore, the subject before the Committee could be considered to be more than merely hours of operation.

It was also noted by the Committee that if the City approved an extension of operating hours, it would probably be faced with numerous similar applications for longer hours, possibly from operators of neighbourhood pubs.

It was also noted that the pub within the beer parlour has a completely different decor and atmosphere than the usual type of beer parlour facility.

A motion to approve an extension of operating hours for the pub until 11:30 P.M. was lost and it was

RECOMMENDED

THAT the Community Services Committee request the Senior Inspector from the Liquor Control & Licensing Branch to attend a meeting of the Community Services Committee to discuss current Liquor Control & Licensing Branch regulations.

3. Liquor Permit Application - 555 West Hastings Street

The Committee had before it for consideration a Manager's report dated September 1, 1977, in which the Director of Planning reported on a Development Permit Application filed by Eng & Wright Architects for Polaris Realty to use a portion of the approved revolving restaurant at 555 West Hastings Street as a holding bar, accessory to the restaurant.

It was noted that the Manager's report was submitted to the Committee for information, as the Director of Planning, on August 15, 1977, operating under previous City procedures, had approved the application to use a portion of the existing restaurant as a holding bar.

The applicants and a representative of the Director of Planning appeared before the Committee on this matter, and during discussion, it was noted that the revolving restaurant has seating for 234 customers and the holding bar seats 50 customers.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated September 1, 1977 be received.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
September 29, 1977

II-3

4. Extension of Hours - Clubs (Loggers' Recreational Club)

The Committee had before it for consideration a Manager's report dated September 7, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the request from the law firm of Braidwood and Company, on behalf of the Loggers' Recreational Club, 26 East Hastings Street, for an amendment to the Club By-law to extend the closing hour for clubs from 2:00 A.M. to 4:00 A.M.

Appearing before the Committee on this matter were a representative from the law firm, a representative from the Loggers' Recreational Club, the Director of Permits & Licenses, and a representative of the Police Department.

It was explained to the Committee by the spokesman for the applicant that the club, which has been operating for the past 30 years, has been suffering a loss of revenue and was unsuccessful in an application to the Attorney-General to increase the time fees it charges members. The loss of revenue has resulted in a reduction in staff from 27 down to 17 employees and that the only method the club can use to increase its revenue is to operate longer hours.

The spokesman stated the Loggers' Recreational Club is losing business to clubs in other municipalities which are not required to close at 2:00 A.M.

The spokesman for the Police Department told the Committee that his department has no problem with this club; that it is a well-run establishment, but that an extension to the operating hours would establish a precedent and result in similar applications from the numerous other clubs in the City. It was explained there are approximately twelve gambling clubs in the City, including four or five in the Chinatown area.

The Committee inquired why the club was unsuccessful in its application to increase its membership time fees and was told that the Attorney-General's office did not specify its reason(s) for turning down the application.

Following further consideration, it was

RECOMMENDED

THAT the request from the Loggers' Recreational Club for an extension in the closing hour for clubs not be approved.

5. Manor Garden Apartments, 2307 West 41st Avenue

The Committee had before it for consideration a brief dated September 14, 1977 (copy circulated) from tenants of Manor Garden Apartments, requesting that the Committee advise City Council that any application for a demolition permit in respect of Manor Garden Apartments should be refused.

The brief explained that the tenants are protesting against a proposed demolition by Realmar Developments Corporation of Manor Garden Apartments and went on to give reasons why redevelopment is opposed by the tenants.

Appearing before the Committee on this matter were tenant Mr. H. Fuller, along with the president of the Southland Action Committee, and Mr. Andre Molnar of Realmar Developments Corporation with his lawyer, Mr. Jonathan Baker.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
September 29, 1977

II-4

Clause No. 5 Continued

Mr. Fuller read to the Committee the brief which was on the agenda and the president of the Southland Action Committee urged the Committee to resist any redevelopment of the property.

Mr. J. Baker submitted to the Committee a letter dated September 28, 1977 (copy circulated) setting forth the position of Mr. Molnar, including Mr. Molnar's intentions to provide assistance to the tenants. The letter was drawn up following a meeting September 28, 1977, between Mr. Molnar and three of the tenants.

During discussion of this matter, it was determined that the owner of Manor Garden Apartments has not yet applied to the City for a development or demolition permit, although Mr. Molnar indicated he has discussed redevelopment with the Director of Planning and will file a development proposal within a few weeks.

It was pointed out during discussion that the Provincial Landlord and Tenant Act provides that where a landlord requires land for demolition, he must give tenants 120 days notice.

The Director of Legal Services explained to the Committee that it should not impose any judgment with respect to notice to vacate as this falls under the jurisdiction of the Provincial Landlord and Tenant Act.

It was noted by the Committee that the developer can proceed with redevelopment if he meets the various requirements of City by-laws.

The applicable section of the City Zoning By-law specifies that a developer may not undertake any demolition work without obtaining a development permit and that if application for such a permit is for residential rental accommodation, the Director of Planning can refuse the permit if working drawings for the total development have not been filed which are 50% completed.

Some members of the Committee felt that the City has need for a demolition control by-law which would prohibit outright the demolition of certain buildings within the City, and it was noted that the only power of the City over the Manor Garden Apartments situation is to ensure that City by-laws are adhered to.

Mr. Molnar told the Committee that in discussions he had earlier this year with the Director of Planning, he was advised that he could build a high rise or a low rise residential building on the site but that the Director of Planning expressed a preference for a low rise building and this is what the developer proposes to construct.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be requested not to issue any demolition permit for Manor Garden Apartments, 2307 West 41st Avenue, until the developer has complied with the applicable section of the City Zoning By-law (i.e. that working drawings have been filed in support of a building permit in connection with such development permit and are 50% completed for the purposes of issuing a building permit for the total development).

Continued . . . . .

Report to Council  
Standing Committee of Council on Community Services  
September 29, 1977

II-5

#### 6. Dog Carcasses from Veterinary Establishments

The Committee had before it for consideration a Manager's report dated September 19, 1977 (copy circulated) in which the Director of Permits & Licenses reported on procedures for the transportation and disposal of dead dog carcasses and recommended that the Director of Legal Services prepare an amendment to the Pound By-law to relieve the City from responsibility for picking up carcasses of dead animals from veterinary establishments, and that the cost of disposal by the Pound be set at \$2.00 for each carcass received from the veterinary establishments.

Appearing before the Committee on this matter were Dr. J. Dodds of the Vancouver Academy of Veterinary Medicine, representing fourteen veterinary hospitals and clinics, and the Director of Permits & Licenses.

The spokesman for the Vancouver Academy of Veterinary Medicine requested that the City continue picking up dead animals from veterinary establishments as it would be an illogical imposition if veterinarians were required to transport dead animals in the trunks of their cars.

It was noted that the City now charges \$3.00 for collecting and disposing of each carcass and that this is the actual cost to the City.

The Director of Permits & Licenses advised the Committee that the issue is whether Pound staff and vehicles should be used to provide this service rather than patrolling for live animals on the loose in the City.

In response to a question by the Committee, it was stated that it takes approximately five days out of a two-month work period to collect dead animals from veterinary establishments.

It was the feeling of the Committee that the City should continue to provide this service and that the onus be placed on veterinary establishments for the proper packaging of animal carcasses.

Following consideration, it was

#### RECOMMENDED

THAT the City Pound continue the service of picking up dead animal carcasses from City veterinary establishments and that fees be set for this service which will cover the cost of providing the service.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S)

264 AND  
275d276

REFERS TO CLAUSE NO. 6 OF REPORT II.

MANAGER'S REPORT

II (i)

October 17, 1977

TO: Vancouver City Council

SUBJECT: DOG CARCASSES FROM VETERINARY ESTABLISHMENTS

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The V.M.R.E.U. is concerned about the Committee's recommendation and has asked to appear as a delegation.

I have discussed the topic with Bob Ross, the Union agent, with Dr. Bryson and with the Pound Keeper, Mr. Warren.

The Committee recommended that our Pound trucks continue to pick up the carcasses from veterinary establishments. This would prevent few problems if the carcasses were frozen and adequately bagged. Unfortunately, in the past, it has been impossible for our employees to insist upon this, and on frequent occasions leaky bags containing decayed cadavers cause appalling stench, soiled clothing and the risk of infection.

The City Manager's recommendation had been that we follow the example of Burnaby, Richmond, New Westminster and West Vancouver and require veterinary establishments to deliver carcasses for disposal. Experience has shown that this usually ensures that they are properly bagged. The City would continue to pick up from individual households.

The above is still the first choice of the City Manager and all involved City staff. As a second choice, pick-up from veterinary establishments could be authorized, but only if carcasses are frozen and bagged in at least 3 mil plastic bags.

In summary, Council has three choices:

The City Manager RECOMMENDS:

- A) That pick-up of carcasses continue from individual households but not from veterinary establishments who will be asked to deliver their carcasses for disposal.

In the alternative, the City Manager submits for CONSIDERATION:

- B) That pick-up of carcasses from veterinary establishments be provided only for frozen carcasses encased in plastic bag of at least 3 mil thickness.

The third choice, not recommended by the City Manager is the Committee's recommendation:

- C) That the City Pound continue the service of picking up dead animal carcasses from City veterinary establishments and that fees be set for this service which will cover the cost of providing the service.

In any event, it is RECOMMENDED that Council conclude by instructing the Director of Legal Services to prepare appropriate amendments to the Pound By-law to provide for the delivery of the services at City cost.

FOR COUNCIL ACTION SEE PAGE(S) 264

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

SEPTEMBER 29, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 29, 1977 at approximately 1:45 p.m.

PRESENT : Alderman Harcourt, Chairman  
 Alderman Brown  
 Alderman Gibson  
 Alderman Kennedy (Item 1 only)  
 Alderman Puil (Item 1 and portion  
 of Item 2)

CLERK TO THE  
 COMMITTEE : M. L. Cross

RECOMMENDATION1. Status of Major DPA's

Mr. A. Floyd reported verbally on the following development permit applications:

- (a) DPA #78564 - 1176 W. Georgia St. - erect 18 storey office building with retail on the main floor;
- (b) DPA #78624 - 1132 W. 7th Ave. - erect 3 dwelling unit townhouse;
- (c) DPA #78592 - North foot of Rogers St. (B. C. Sugar Refinery) - erect 42' high (2 storey) warehouse with tennis court on roof;
- (d) DPA #78705 - Enclave 19 - Champlain Heights - erect 105 dwelling unit townhouse complex;
- (e) DPA #78734 - Enclave 16 - Champlain Heights - erect 112 dwelling unit townhouse complex with 3,556 sq. ft. community centre;
- (f) DPA #78814 - 4500 Oak Street (Shaughnessy Hospital) - erect 3 storey children's hospital - 534 underground and 122 surface parking spaces.
- (g) DPA #78797 - 1130 W. 7th Avenue - erect 3 storey plus loft commercial and residential (7 dwelling units) building;
- (h) DPA #78789 - 401 Main Street (Carnegie Building) - 8600 sq. ft. addition to community centre;

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
September 29, 1977

(III-2)

Clause #1 continued:

- (i) DPA #78812 - 1198 Davie Street - erect retail building with 4 dwelling units above - also request to relax required off-street parking;
- (j) DPA #78304 - North foot of Broughton Street - moor boat (Lady Grace) for restaurant, lobster processing and retail, boat wash, senior citizens' hobby and craft centre; install marina for boat charter and sales - proposed off-street parking for 96 cars.

The Chairman advised that he had a personal interest in (b) and did not comment on the application.

RECOMMENDED

THAT the verbal presentation on the status of major development permit applications be received.

2. Planning Programme for the Jericho/Locarno Area

The Committee considered a report of the City Manager dated August 2, 1977 (copy circulated). Mr. D. Thomsett, Area Planning Division, summarized a number of current issues in the Jericho/Locarno area which are inter-related and require co-ordination:

- resolution of Blocks 129 and 130 and Locarno Park extension
- traffic
- parking
- co-ordination of family housing projects
- zoning
- future use of other ownerships
- Jericho park
- impact on the surrounding area

The Planning Department feels that these issues require immediate attention on the part of Planning, Engineering, Properties or the Park Board. The issues are inter-related and need co-ordination now. Council can make decisions in this area on an issue by issue basis, but it should be recognized that a decision on one issue would affect other issues. A second alternative would be for the Director of Planning to co-ordinate efforts within the whole area and to prepare a comprehensive plan based on a local planning process and input from the citizens of Vancouver as a whole. At present the Planning Department does not have the staff resources because of other committed priorities in the 1977 work programme and the Director of Planning suggests that a planner be appointed for a 12 month period to undertake this work.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
September 29, 1977

(III-3)

Clause #2 continued:

The Director of Planning recommended:

1. THAT City Council request the Park Board keep the Director of Planning informed of planning activities at Jericho Park and that issues of traffic, parking and other impacts on the surrounding area be co-ordinated with the Director of Planning and the City Engineer.
2. THAT City Council authorize the appointment of a Planner for the Jericho/Locarno area for a 12-month period effective with the filling of the position.
3. THAT the Director of Personnel Services be instructed to classify the position of Planner and submit his recommendation to the City Manager for approval.
4. THAT casual auto allowance be approved for the position.
5. THAT the Director of Planning be instructed to undertake a planning program in the area for report back in one year following the appointment of the Planner.
6. THAT, subject to the adoption of Recommendation 5, no immediate action be taken with respect to the sale or long term leasing of the city lands in Blocks 129 and 130, the alignment of Marine Drive and the parking problem east of Jericho Park.
7. THAT funding in the total of \$42,000 be approved for this program subject to classification of the Planner's position, and that the source of funding be as follows, dependent upon the effective date of the program commencement:

1977 requirement - Contingency Reserve  
1978 requirement - To be approved in advance of  
and to be included in the 1978  
operating budget.

The City Manager submitted for Consideration whether to approve recommendations (2) to (7), or whether to ask the Planning Department to address the problems using existing in-house staff.

Mrs. M. Kelly advised the Committee that the Area Resource Board was in the process of holding public meetings on the whole area from English Bay to the Fraser River and was inviting representatives of organizations to express their concerns. The Board was looking at the possibility of retaining a part-time planner.

Mrs. D. Gillis advised that previous Councils have received neighbourhood petitions favouring retention of Locarno Park Extension as neighbourhood park and advising they did not want the road re-aligned. She stated there did not seem to be an overflow of parking this summer.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
September 29, 1977

(III-4)

Clause #2 continued:

Mr. D. Condor submitted a brief on behalf of the West Point Grey Community Association and the Northwest Point Grey Homeowners Association (copy circulated) requesting that the Committee recommend to Council that:

- (a) no area planner be hired and the issues be dealt with separately and incrementally.
- (b) the Supervisor of Properties be instructed to proceed with the leasing of Blocks 129 and 130.
- (c) staff in consultation with local residents' associations produce a report relating to access with respect to the new Jericho Park.

Mrs. A. D. Piggot advised that this area was of importance to the whole City. It is understandable that people who live in an amenity area don't want change, however, there should be provision for a waterfront road as outlined in the Bartholomew report.

Mr. J. Hill representing the Jericho Area Citizens Association, advised that too many of the important issues are being handled in isolation and the Association supports the need for a local area plan.

A member of the Committee indicated Council on September 16, 1975 instructed that Blocks 129 and 130 were to be disposed of by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board. It was felt that this instruction should be carried out, but excluding the easterly four lots of Block 130 to facilitate a minor road realignment. It was also suggested that the Director of Planning make application to re-zone the C-1 zoned lots in Blocks 129 and 130.

Mr. R. Spaxman, Director of Planning, stated that this was a significant area of the City where things are happening on an individual basis without thought as to what may happen with other inter-related issues. He questioned whether the Council members felt the issue of the road alignment, and the inter-relationship of park system and road system was satisfactorily resolved. He suggested there was not enough knowledge of how the various issues inter-relate. The Parks Board have worked independently in their preparation of plans for Jericho Park development and Mr. Spaxman requested that the Board be requested to inform the Director of Planning and City Engineer of planning activities at Jericho Park.

With respect to the traffic situation, the City Manager suggested that Engineering, Planning and Parks could work together on a report. Mr. R. Boyes, Deputy City Engineer, stated development of the Jericho Park is a key issue. As soon as the Park Board informs the Director of Planning and the City Engineer of their development plans, a report could be prepared.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
September 29, 1977

(III-5)

Clause #2 continued:

After discussion, the Committee

RECOMMENDED

- A. THAT the Park Board be requested to immediately inform the Director of Planning and the City Engineer of planning activities at Jericho Park, i.e., issues of traffic, parking and other impacts on the surrounding area.
- B. THAT the balance of the recommendations contained in the Manager's Report dated August 2, 1977 be deferred until the Planning Department work programme for 1978 is received.
- C. THAT Council's decision of September 16, 1975 be reaffirmed and the Supervisor of Properties be instructed to immediately dispose of the properties in Blocks 129 and 130, with the exception of the easterly 4 lots of Block 130, by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board.
- D. THAT the Director of Planning be instructed to make application to rezone the C-1 property in Blocks 129 and 130, and refer same direct to Public Hearing.

3. Status Report on Government Assisted Housing  
in the City of Vancouver

The Committee considered a report of the City Manager dated September 22, 1977 (on file in the City Clerk's office) in which the Director of Planning provides information on the survey of government assisted housing activities in the City, conducted during September. An updated list of Government Assisted Housing completed during 1977, currently under construction and at various stages of planning, is on file in the City Clerk's office.

RECOMMENDED

THAT the report of the City Manager dated September 22, 1977, be received.

4. Chinatown Streetscape Improvement Project

The Committee considered a report of the City Manager dated September 22, 1977 (copy circulated) in which the Director of Planning and City Engineer:

- a) Inform Council as to recent discussions and present plans concerning streetscape improvement proposals for Chinatown.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
September 29, 1977

(III-6)

Clause #4 continued:

- b) Request Council to initiate an improvement project mainly affecting the 3 blocks of Pender Street, from Carrall to Gore.
- c) Comment on the costs, financing and timing associated with the project.
- d) Request Council to approach the Provincial and Federal Governments for consideration of financial assistance to the project.

Mr. M. Kemble outlined the preliminary design proposals, traffic considerations, parking, area-ways and costs and financing. For the detailed design work, a consultant will be hired. The \$5,000 would be cost shared, if the project proceeds.

With respect to community support, Mr. Kemble advised that questionnaires were distributed to all affected property owners and merchants in the area. From those received, over 80% of the property owners are in favour in principle of the proposed improvements. The Chinatown Historic Area Planning Committee has endorsed the proposals.

Based on preliminary design plans prepared by the Planning Department, the Engineering Department has made a preliminary cost estimate of approximately \$700,000, assuming that construction would occur in the summer of 1978. The estimate does not include the cost of trees, landscaping and street furniture.

The Committee

RECOMMENDED

- A. THAT approval in principle be given to streetscape improvement project for Chinatown/Pender Street, within the boundaries shown in Appendix 'A' of the report of the City Manager dated September 22, 1977.
- B. THAT City Council, through the Mayor's Office, approach both the Provincial and Federal Governments requesting their consideration of financial assistance to the Chinatown project, similar to that previously made available for Gastown Beautification Projects (as discussed in Section 8 (D) of the report of the City Manager).
- C. THAT the Director of Planning and the City Engineer be instructed to proceed further with detailed design plans and work scheduling for the project.
- D. THAT funds in the amount of \$5,000.00 for consultant design services, be approved from the Beautification Capital Account, and designated by Council to form part of the anticipated Local Improvement with these costs to be shared on a 50/50 basis between property owners and the City, should the project proceed.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
September 29, 1977

(III-7)

Clause #4 continued:

E. THAT upon completion of the design work, the Director of Planning and the City Engineer report further on the project, including possible sharing of capital costs, anticipated maintenance costs, responsibility for maintenance costs, the local improvement procedure to be followed, and Senior Government assistance available.

5. Public Use Zoning

The Committee considered a report of the City Manager dated September 21, 1977 (copy circulated) in which the Director of Planning reports on the Council resolution of March 29, 1977, requesting him to report back on the possibility of a 'public use' category being included in the Zoning and Development By-law.

In the report the Director of Planning states that he reported to Council in June 26, 1973 on the question of a new district schedule for community or public use and was instructed to prepare the necessary by-law amendment. The issue was not brought back to Council.

Recently, the Director of Planning was again requested to consider public use zoning when the issue of the King George/Dawson School site was before the Committee and Council.

The report outlined existing mechanisms of control, alternative approaches, definition of public uses. Mr. C. Fleming, Director of Legal Services submitted a letter clarifying certain aspects of the proposed public use zoning (copy circulated).

In view of the complexity and significance of developing a comprehensive zone to include a broader range of public uses the Director of Planning recommends that proper study of this issue would best be handled as a work programme item in 1978.

RECOMMENDED

THAT the study and review of public use zoning be deferred to 1978 when the overall work programme for the Planning Department is considered.

6. Review of Local Area Planning

The Committee considered a report of the City Manager dated September 22, 1977 (copy circulated) in which the Director of Planning advises that a review of local area planning was requested by members of Council at a Local Area Planning Workshop held on April 22, 1976. The report entitled "A Review of Local Area Planning" reviews and analyzes local area planning activities over the last 3 to 4 years and recommends a process for developing goals and policy objectives for continuing to provide local area planning services. The report concludes that perceptions of costs

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
September 29, 1977

(III-8)

Clause #6 continued:

and benefits of local area planning services vary greatly from one group to another. The Director of Planning recommended:

1. THAT this report on a review of local area planning be received, and that the Director of Planning be instructed to arrange a one-day conference to discuss this matter with the various participants;
2. THAT this report be sent to the Vancouver City Planning Commission, Board of Parks and Recreation, School Board, appropriate Provincial and Federal agencies, and citizen groups throughout the City, and that they be invited to review it, submit briefs and attend the conference proposed to be arranged to discuss the matter.

The City Manager noted that the report reviews the history of local area planning activity in Vancouver and provides summary information about the specific programs undertaken to date by the City and provides a fairly extensive commentary on the strengths and weaknesses of the present local area planning process. The report does not consider alternative approaches to achieve the same objectives, nor does it consider local area planning program costs.

The Planning Department proposal for distribution and discussion of the report is appropriate, however, broadening the discussion to include consideration of alternatives and costs would be desirable. The Vancouver City Planning Commission would be an appropriate agency to carry out the overall review after hearing the views of civic and external organizations.

The City Manager therefore recommended:

1. The Vancouver City Planning Commission be requested to review this report and submissions related to it.
2. Staff provide a further review to include consideration of costs and alternative means to achieve the same objectives.
3. The recommendations of the Director of Planning be approved.

Mr. R. Spaxman, Director of Planning, advised that the Planning Department could report back on alternatives to local area planning but he stressed that it would not be possible to come up with the same objectives.

Mrs. Symonds, Executive Co-ordinator of the Vancouver City Planning Commission, indicated that it should not be the role of the Commission to look at the costs in detail. She stated that the Commission has already committed itself to local area planning.

Mr. Spaxman advised that since the report was written a one-day local area planning workshop had been arranged by the Kitsilano Local Area Planning Committee.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 September 29, 1977

(III-9)

Clause #6 continued:

After discussion the Committee  
 RECOMMENDED

- A. THAT the report on a review of local area planning be received and referred to the Vancouver City Planning Commission, Board of Parks, School Board, appropriate Provincial and Federal agencies and citizen groups throughout the City.
- B. THAT the various organizations be requested to review the report and submit briefs to the one-day conference on local area planning to be held October 23, 1977 being arranged by local citizen Local Area Planning/Neighbourhood Improvement Programme Committees.
- C. THAT the Vancouver City Planning Commission review the report and the submissions related to it and report to the Standing Committee on Planning and Development.
- D. THAT the Director of Planning in his report on the results of the conference and submissions received, include information on alternative approaches to local area planning.

7. Review of the Kitsilano Apartment Area Plan

The Committee considered a report of the City Manager dated September 21, 1977 forwarding a report of the Director of Planning of the same date (copies circulated). The Planning Department report contains a review of the 26 policies for the Kitsilano Apartment Area Plan adopted by Council on May 6, 1975 and recommends amendments to the policies (Appendix F of the City Manager's report dated September 21, 1977) where required to reflect existing conditions in the community. Plan Policy 7 referred to a downzoning. Resident opposition to the rezoning and redevelopment of part of the sites made this Policy inappropriate and it has been deleted from the Apartment Area Plan.

The report also contained an evaluation of the new zoning schedules adopted for this portion of Kitsilano (Appendix G).

RECOMMENDED

- A. THAT Council adopt the amended Policies 1 to 25 (City Manager's Report dated September 21, 1977, Appendix F) as the basis of the Kitsilano Apartment Area Plan.
- B. THAT City Council instruct the Director of Planning and the Director of Legal Services to prepare the necessary amendments to the Zoning By-law, (City Manager's Report dated September 21, 1977, Appendix G) and refer same direct to Public Hearing.

The meeting adjourned at approximately 3:30 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 276

REPORT TO COUNCIL**V**STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

SEPTEMBER 29, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, Third Floor, City Hall on Thursday, September 29, 1977, at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman  
 Alderman Brown  
 Alderman Gerard  
 Alderman Gibson  
 Alderman Marzari  
 Alderman Puil

ALSO PRESENT: Alderman Ford

CLERK: G. Barden

INFORMATION

1. Western Management Consultants -  
Review of Departments

Mr. John Witt and Mr. Roger Chilton of Western Management Consultants discussed with the Committee procedures, objectives and their role as consultants in the process of conducting departmental reviews for the Committee. The Consultants wished to get a clear idea of what the Committee is seeking from the reviews so that they can best meet the needs of the Committee. The project arose as a result of a report dealt with recently on programme budgeting. The Consultants stated they would be trying to define what each department is doing, its function, resources, etc. so that the Committee can look at it and see if it is logical or not. This process should give the Committee a better overall picture of each department and assist in the annual budget decision-making process.

Copies of material\* distributed to departments for use in preparing their presentations to the Committee were circulated for the information of Committee members. It was noted that the material defines the objectives of the review of each department as follows:

- (i) To gain an understanding among Council, staff and the public of the activities of each City department, and Board, and of the cost of each activity to the City taxpayer.
- (ii) To ascertain the level of services provided by the departments' activities and to understand the trends over time of these levels of service, both past and future.
- (iii) To identify any area where the service might be provided in some other manner which might be more efficient or effective, for further investigation and report back at a later date.
- (iv) To discuss with each department its own priorities: Where it would cut back if necessary, and where it would add strength if possible, so that Council may consider these in determining its own priorities.

cont'd.....

\* on file in City Clerk's Office

Report to Council  
Standing Committee of Council  
on Finance and Administration  
September 29, 1977

(IV-2)

Clause #1 continued:

(v) To pinpoint certain areas where budget reductions might be made if Council decided that an overall budget reduction was required (if possible, by attrition and reassignment.) Such areas to be investigated in greater detail before the next budget is completed, if possible.

The Committee discussed the schedule of presentations by departments to the Finance Committee and it was agreed to hold each meeting on Thursdays from 11:00 a.m. to 1:00 p.m. and all members of Council will be urged to attend. Luncheon will be served. The schedule for departmental presentations to December will be as follows:

<u>Department</u>	<u>Date</u>	<u>Time</u>	<u>Location</u>
Planning	Oct. 20	11 a.m. - 1 p.m.	Committee Room #3
Health	Nov. 3	11 a.m. - 1 p.m.	Committee Room #3
Permits & Licences	Nov. 10	11 a.m. - 1 p.m.	Committee Room #3
Social Planning	Nov. 24	11 a.m. - 1 p.m.	Committee Room #3
Civic Theatres	Nov. 24	11 a.m. - 1 p.m.	Committee Room #3
Board of Parks	Dec. 8	11 a.m. - 1 p.m.	Committee Room #3

(Schedule for remaining presentations will be circulated shortly.)

The meeting adjourned at approximately 4:30 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 21

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

OCTOBER 6, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, Third Floor, City Hall on Thursday, October 6, 1977, at approximately 3:30 p.m.

PRESENT:      Alderman Brown, Chairman  
                  Alderman Gerard  
                  Alderman Puil  
                  Alderman Gibson

ABSENT :      Mayor Volrich  
                  Alderman Marzari

CLERK :      G. Barden

RECOMMENDATION1. B.C. Touring Council - Grant Request

The Committee considered a Manager's Report dated September 29, 1977 wherein the Director of Social Planning reported on the B.C. Touring Council's request for a grant of \$1,330 for rental of the Playhouse Theatre from November 11 to 13, 1977.

Mr. S. Chitty, Executive Director of B.C. Touring Council advised they are a non-profit organization which consists of a showcase of performing artists that develops new opportunities for Vancouver based artists to tour throughout the Province of B.C.

Following discussion, it was

## RECOMMENDED

THAT a grant of \$1,330 equal to rental of the Playhouse Theatre be approved for the B.C. Touring Council.

2. Festival Concert Society Grant

The Committee considered a Manager's Report dated September 22, 1977 wherein the Director of Social Planning reported that Council on April 26, 1977 approved a grant of \$5,250 to the Society to equal the rental of the Playhouse for presentation of 30 performances of their Sunday Coffee Concert Series. Since that time the rental has gone up and their current request reflects the increase in rental of \$570.

Following discussion, it was

## RECOMMENDED

THAT an additional grant of \$570 be approved equal to the rental increase on the Playhouse Theatre for the Festival Concert Society's presentation of their Sunday Coffee Concert Series.

cont'd.....

Report to Council  
 Standing Committee of Council  
 on Finance and Administration  
 October 6, 1977

(V-2)

3. Britannia Community Services Centre: Transposition of Part-time Positions to Full-time Civic Employees with the Board of Parks and Recreation

The Committee considered a Manager's Report dated August 26, 1977 (copy circulated) wherein the Superintendent of Parks reported on his request that four recreation positions be transposed from part-time funding to permanent status.

A detailed summary of the additional costs at the first step are as follows:

Position	Present Allocation (Part-Time)	Projected Cost	Increase in Cost for 12 Month Operation	Increase in Cost for 4 Month Operation
Rec. Programmer II	11,830.00	14,489.00	2,659.00	886.00
Rec. Programmer I (Teen)	9,100.00	12,123.00	3,023.00	1,008.00
Swimming Instructor Att.	9,100.00	12,123.00	3,023.00	1,008.00
Rec. Programmer I (Senior)	7,280.00	12,123.00	4,843.00	1,614.00
<b>TOTALS</b>	<b>37,310.00</b>	<b>50,858.00</b>	<b>13,548.00</b>	<b>4,516.00</b>

The increased cost for four months in 1977 will be \$4,516.00.

The City Manager reported that positions discussed in the Manager's Report have been considered part-time or "casual" while actually operating full-time. The cost increase is attributable in part to the lower "casual" rate; the use of the casual rate for full-time staff is inappropriate.

Following discussion, it was

RECOMMENDED

THAT the following four positions at Britannia Community Services Centre be converted from part-time status to permanent:

One Recreation Programmer II  
 Two Recreation Programmers I  
 One Swimming Instructor Attendant;

AND THAT an increase of \$4,516 in Park Board salaries at Britannia be approved for 1977 and \$13,548 for 1978.

4. Non-Market Lease - Enclave 18 - Champlain Heights

The Committee considered a Manager's Report dated September 29, 1977 (copy circulated); wherein the Champlain Heights Project Manager and the Director of Finance reported on a non-market lease of Enclave 18 in Champlain Heights to La Petite Maison Co-operative Housing Association.

The sponsors of Enclave 18 have met with staff and Civic officials and worked out a development program. The sponsors have commissioned an architect, preliminary site plans and unit elevations have been completed which are generally satisfactory to C.M.H.C. and loan applications have been prepared and presented.

cont'd.....

Report to Council  
Standing Committee of Council  
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(V-3)

Clause #4 continued:

It was reported that City Council adopted the following policies on November 9, 1976 with respect to land dealings where non-market sponsors are involved:

- (i) When City-owned land is being leased for non-market use, the value of the lease be set at two-thirds of the full market value of the land, at its intended use, and
- (ii) Where staff determine that this policy is inappropriate given the economics of the development, the economic situation be reported to Council along with alternate lease terms.

Establishing land values in the current market is a difficult task as there have been relatively few transactions involving comparable properties. The Supervisor of Properties has considered recent sales and independent appraisals and has estimated the market value of Enclave 18 at \$12,500 per unit. Recognizing the difficulty in establishing market value, the Supervisor of Properties has recommended the above value even though he considered it to be at the low end of the possible range of market values. The Director of Finance advises that the rental terms attached will return to the City 2/3 of market value.

Discussion ensued on the terms and conditions of the ground lease. It was noted that the terms of the lease provide for renegotiation of the rental in 20 years, and failing agreement, will be determined by arbitration based on market value.

Following further discussion, it was

RECOMMENDED

THAT Council authorise a 60 year lease with annual payments be entered into with La Petite Maison Housing Co-operative for Enclave 18 at a rental of \$43,627 in the first year of the lease and with terms and conditions as set out in Appendices A and B. The exact terms and conditions to be to the satisfaction of the Director of Legal Services and the Director of Finance.

There being no further business the meeting adjourned at 4:00 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 211

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

OCTOBER 6, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on October 6, 1977 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Gibson  
Alderman Puil

ABSENT: Alderman Kennedy

ALSO PRESENT: Alderman Ford

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATION1. Granville Island Redevelopment Plan

The Committee considered a report of the City Manager dated October 5, 1977 forwarding a report of the Director of Planning dated September 30, 1977 (copies circulated). The Report, a co-ordination of the reviews undertaken by Planning, Engineering, Social Planning, Finance, Health, Permits and Licenses, Fire, Police and Law Departments and the Park Board, contains comments and recommendations on the "Granville Island Redevelopment Plan" dated June, 1977, which was presented to Council members in a shirtsleeve session on June 21, 1977.

The report outlines in detail:

- a summary of the proposed Granville Island Redevelopment Plan;
- staff comments and recommendations on the proposed plan;
- alternative planning/development control process.

The following alternatives were discussed:

ALTERNATIVE 1

The Federal Government assigns the whole development process and resources to the City but retains its ownership. In effect the Federal Government relinquishes its authority over Granville Island and asks the City to plan and control its proper development.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
October 6, 1977

(VI-2)

Clause #1 continued:

ALTERNATIVE 2

The City maintains a 'hands-off' position, leaving Federal authorities to carry out the redevelopment and to operate all systems associated with Granville Island.

ALTERNATIVE 3

The Federal Government carried out the redevelopment and all subsequent operations but fully follows the City's usual planning and development procedures. This would mean to abide by all City By-laws.

ALTERNATIVE 4

This alternative was formulated for discussion, and is a modification of the usual procedure. It is favoured by the Granville Island Trust, but not by a consensus of City Departments. There are several steps which are different from the standard procedure.

Step 2 - 'PUBLIC INFORMATION' meeting is omitted.

Step 4 - 'Preparation of Draft Area Development Plan Bylaw' is omitted.

Step 6 - 'Area Development Plan Bylaw' is replaced by a 'Reference Document', possibly the "Granville Island Redevelopment Plan" as submitted by the Trust.

Step 7 - The normal 'Development Permit Staff Committee' is replaced by a 'Special Development Permits Staff Committee'. This special committee will consist of representatives from the various departments plus a representative from the Granville Island Trust as advisor.

Alternatives 1 and 2 seem to be inappropriate. Alternative 4 (modified procedure) is preferred by the Granville Island Trust. The Director of Planning and majority of the department heads prefer Alternative 3 (normal procedure).

The City Manager submitted the recommendation of the Director of Planning that Alternative 3 be chosen, to the Committee for Consideration.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
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(VI-3)

Clause #1 continued:

The following were present, representing the Granville Island Trust:

Messrs. K. Ganong  
J. Baker  
P. Boname  
R. Brink  
N. Hotson  
G. Massey  
D. Sutcliffe

Mr. Ganong advised that the Trust has a mandate from the Federal Government to redevelop Granville Island from industrial use to a use for public open space and other public purposes.

The mandate states that there must be sufficient revenue produced from the redeveloped island to cover operating expenses. There will be no Federal Government subsidy for the on-going operations of Granville Island but the Federal Government is prepared to write off capital costs.

Mr. Ganong stated that the Trust is struggling with a critical balance. It is committed to providing a certain portion of the Island for institutional and cultural uses which will not be able to pay an economic rent. To balance there has to be sufficient commercial space to provide revenue to offset low-payers and non-payers (park).

With respect to the request for an economic study, Mr. Ganong advised the Trust has already done economic and urban design studies. The economic report is a confidential document but the consultants will discuss most of the content with City staff. They are prepared to discuss and answer specific questions on the economics but will not release the report.

With respect to the impact of the commercial area on Gastown, Mr. Boname advised that the only amount of retail on Granville Island will be 70,000 sq. ft. (of a specialized nature) over the next 7 to 10 years consisting of small shops (not of an apparel nature), novelty, drug, hardware, glassware, specialized furniture, arts and crafts, etc.

The commercial content would consist of such things as a restaurant, office space with studios, a boatel for transient boaters, maritime market place for boating industry, etc.

The Trust would have to assume that the facilities would be of a competitive nature. The arts and crafts function is important to the redevelopment of the Island. Some of the wares produced on the Island might be retailed.

cont'd.....

Report to Council  
Standing Committee of Council  
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(VI-4)

Clause #1 continued:

Mr. Ganong advised that only a person who has a business on the Island would be permitted residential accommodation.

He also stated that if Council agrees with the modified procedure (Alternative 4) representation by the Trust should not be limited to one person. There should be at least one trustee and one or two consultants.

Mr. Ganong advised that the Trust does not intend to delete public information meetings.

When asked to comment on the recommendations in the report, Mr. Ganong advised that he could see no problem in meeting the City's objectives, with the following comments:

- the Trust agrees with following the normal development procedure but would prefer Alternative 4, the modified procedure;
- the Trust is not prepared to consider a regulation size playing field but is prepared to provide large open spaces;
- an economic study for the Island and a review and analysis of the Gastown Market have been done;
- with regard to the pools, the Trust is prepared to accept bringing the pools up to the same City standards and requirements that are expected of others.

The Director of Planning reaffirmed the need for a public information meeting. He indicated there should be a better discussion of economics and the open space question should be clarified.

The City Engineer advised that the Street and Traffic By-law does not apply as streets will not be dedicated. The Vendor By-law will not be enforceable because they are not City streets. The degree of safety is low as there will be a mixture of trucks, trains and pedestrians on a larger scale than exists now.

The Committee commented on the redevelopment plan and the staff report. There was a discussion with respect to the development control process and the majority of the Committee felt that the normal process should not be circumvented. The City has a responsibility to get the ultimate in design and development. The City should not hold the public information meeting on behalf of the Trust but they should co-operate fully with them.

After discussion the Committee

RECOMMENDED

- A. THAT the Granville Island Trust be advised to follow the normal planning and development procedure (Alternative 3) with respect to the proposed redevelopment of Granville Island.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
October 6, 1977

(VI-5)

Clause #1 continued:

B. THAT the Granville Island Trust give consideration to the following:

- (i) THAT the Granville Island Trust specify the approximate location of a large single open space (i.e. park) with a dimension and size acceptable to the City Council in consultation with the Park Board, prior to the approval of the Granville Island Redevelopment Plan.
- (ii) THAT the Granville Island Trust undertake a comprehensive economic study to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council.
- (iii) THAT before the Granville Island Market is implemented, the City participate with the Granville Island Trust in a review and analysis of the Gastown Market with a view to determining the scale of Granville Island Market and the wisdom of separating the two markets.
- (iv) THAT the Granville Island Trust demonstrate to the City that adequate access to the Island for private vehicles and pedestrians can be realized. Also that City and Granville Island representatives discuss with the relevant authorities opportunities for servicing the Island with public transit.
- (v) THAT the Trust bring the Island plan closer to City standards with respect to streets and pedestrian safety.
- (vi) THAT the Granville Island Trust study in greater detail the parking needs on the Island and to relate it to acceptable volumes on the City street system, and to set the maximum number of parking spaces on the Island that will be compatible with the desired environment.
- (vii) THAT the Granville Island Trust bring the pools up to City standards and requirements, or to delete them from the Plan.
- (viii) THAT the Director of Planning and the Trust review the need for roof signs on Granville Island.
- (ix) THAT the Granville Island Trust allow more time for the Building Permit approval process.

C. THAT Council instruct staff to proceed with discussions with the Granville Island Trust with respect to the detailed recommendations.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
October 6, 1977

(VI-6)

Clause #1 continued:

D. THAT Council instruct the Director of Planning to co-ordinate discussions and to report back with regard to the results of the discussions.

E. THAT regardless of the planning and development procedure selected, Council approve the following detailed recommendations:

- (i) THAT the City and the Trust study procedures for cost-sharing and implementation of city street improvements necessitated by the Island development.
- (ii) THAT the City Engineer and Director of Finance review the informal voluntary arrangement and report to Council when appropriate with respect to taxation of Crown leases and provision of services to the Island by the City.
- (iii) THAT the Granville Island Trust enter into agreements satisfactory to the City Engineer and Director of Legal Services for City-owned utilities on Granville Island where required, and to provide assurances with respect to the adequacy of street lighting."

F. THAT the Standing Committee on Planning and Development and Council co-operate fully in a public information meeting to be held by the Granville Island Trust.

(Alderman Harcourt was opposed to recommendation A)

2. 1976 Census Figures

The Committee considered a report of the City Manager dated September 28, 1977 forwarding a report of the Director of Planning dated September 28, 1977 (copies on file in the City Clerk's office).

In the report the Director of Planning advises that in June, 1976 the Planning Department estimated the population to be 445,000. The final 1976 census count for the City of Vancouver was 410,188 representing a decline of 3.8% from the 1971 population of 426,260.

The breakdown of population and household data into geographic areas showing population by age groups and number of persons per household by type of dwelling is not expected until at least the end of the year. Until this information is received, the Planning Department is not able to fully understand the reason for the difference between our population estimate and the census figure, or the implications of the population decline. However, on the basis of the information available, the Department can narrow down both the reasons for the discrepancy and the likely implications.

cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
October 6, 1977

(VI-7)

Clause #2 continued:

The report states:

" Reasons for the Discrepancy:

1. The discrepancy was not caused by a difference in the Planning Department's estimate of total dwelling units in the City at June 1st, 1976 (in fact, our estimate was 1,000 units lower than the census figure).
2. There is, however, a significant discrepancy between the census figures and our own estimates of the number of vacant and occupied dwelling units. The census reported 4,730 additional vacant units and 3,690 fewer occupied units than our estimates (noting that the census dwelling unit counts are still preliminary). However, even if these units were occupied, this would only account for at most 10,000 people or less than one-third of the difference between the two population figures.
3. The remainder of the discrepancy is the result of an apparent decline in average household size. The Planning Department's estimate was based on the assumption that average household size for each dwelling unit type in 1976 was the same as in 1971. The census figures imply that average household size has declined from 2.67 to 2.45 between 1971 and 1976.

Implications:

On the basis of the information received to date, it would appear that there has been a pronounced decline in average household size in the City, most likely caused by a displacement of young couples, with or without children, by single person households. This change could have very significant effects on the social structure of the City as well as on the financing and delivery of City services. The demand for many City services varies at least as much with the number of households as it does with population. Vancouver may then find itself spending more to serve an increasing number of households while its population and hence access to provincial revenue sharing is declining."

The Committee

RECOMMENDED

THAT the report of the City Manager and the report of the Director of Planning, both dated September 28, 1977, be received.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 2614211